



BEEHCROFT

Cross Keys, Withington, HR1 3NN





**Beechcroft
Cross Keys
Hereford
HR1 3NN**

A rare opportunity to purchase a very striking and beautifully presented house, offering spacious and comfortable accommodation throughout, together with a large garage with a one bedroom annex above, along with attractive gardens and land extending to approximately 2 acres.

Offers based on £875,000

Situation and Description

This beautiful house is situated only a short drive from the cathedral city of Hereford and lies on the edge of the larger village of Withington just off the A465. Withington has a village shop, church and village hall and there is a popular pub at Cross Keys which is within walking distance of the house. Just a short drive away is the historic city of Hereford which is centred around a historic cathedral. The city offers an extensive range of facilities with a choice of restaurants and cafes, a multiplex cinema, a theatre, and a number of highly regarded colleges and schools. The county is famed for its unspoilt rolling countryside which makes it very popular with walkers and cyclists. To the west lies the market town of Hay on Wye with its world famous annual literary festival, which also the gateway to the Black Mountains, part of the Brecon Beacons national park. To the east lie the Malvern Hills and access to the Midlands.

This very impressive house has been finished to an exacting standard to offer stunning but practical living space and was totally overhauled and extended in 2014. The house provides over 3000sq ft, or 300sq meters of living space, with a sumptuous master suite and a huge kitchen/ family room on the ground floor, ideal for family living. The house also includes modern flagstone, or engineered oak flooring, with underfloor heating throughout the ground floor and underfloor heating in the upstairs bathrooms.

Approached initially from a shared driveway, the properties own drive then provides ample parking and leads to a large detached garage which has an internal staircase that leads up to a very comfortable one bedroom annex. There are then large gardens to the rear and an adjoining field that could then offer scope for a variety of uses, subject to any necessary approval.

On arrival, a front door leads into a welcoming entrance hall and then through to a spectacular open-plan kitchen/family room. Full of light and space, it is

the main hub of this lovely house and includes bi-fold doors along one wall opening onto a large sun terrace. The kitchen area has a vaulted ceiling and is beautifully appointed with granite or wooden worktops, plenty of cupboard space, a central workstation and breakfast bar and fitted appliances including a Rangemaster Classic Deluxe, 5 ring cooker, extractor and dishwasher. The kitchen then adjoins an open plan dining area ideal for entertaining with exposed brick walling and double doors to the side. To the front of the house a large sitting room and study offer a quieter space to sit and relax. The ground floor is then supported by a utility room, boot room and cloakroom. On the first floor there are four excellent bedrooms including a guest suite with shower room and a huge master bedroom with en-suite dressing room, shower room, and a large balcony overlooking the gardens, A luxury family bathroom then supports the remaining bedrooms.

Outside

The property is approached from the A465 by electric gates which open onto a shared driveway which leads to the side of the house where there is an electric charging point and ample parking. A large detached garage with an automatic door offers plenty of practical space and has an integral laundry room. An internal staircase then leads up to a very smart and well designed one bedroom annex which benefits from a lovely living and kitchen space, a large double bedroom and well appointed shower room.

The main gardens then lie to the rear of the house and offer plenty of space with a large lawn enclosed by mixed hedging and fencing. A large sun terrace then wraps around the house which provides plenty of space to sit and relax and enjoy family barbecues with a pergola and covered seating areas. A gate then leads into an adjoining paddock, which also has direct access from the road and offers potential for a variety of uses, subject to any necessary approval.





Huge Open Plan Living Room / Dining / Kitchen







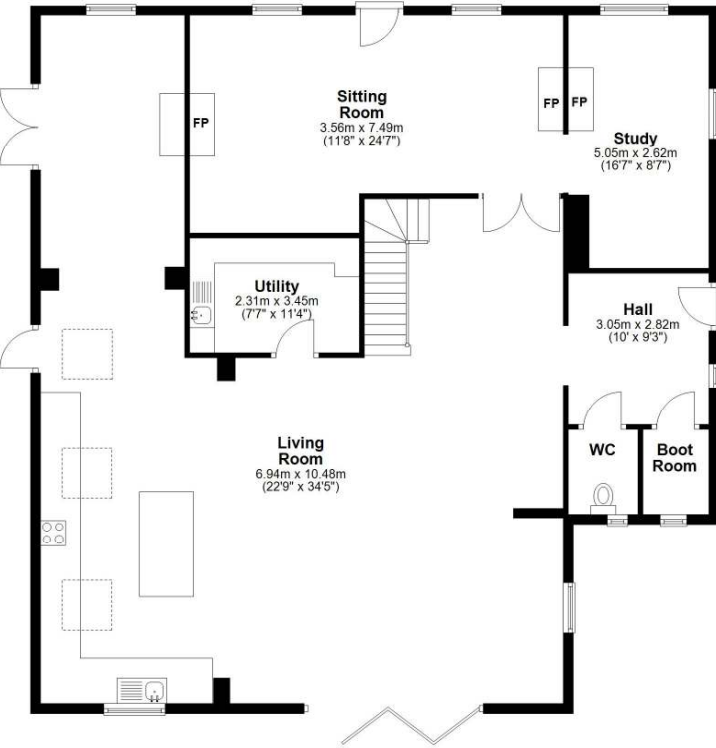
Bathroom / excellent bedrooms



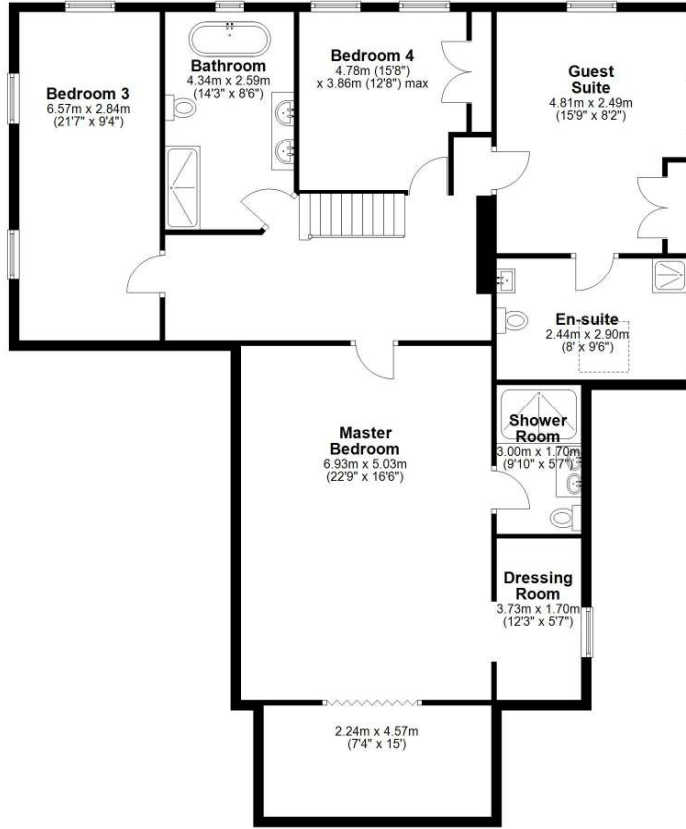




Ground Floor



First Floor



Total area: approx. 314.3 sq. metres (3382.6 sq. feet)
 Plans created by Brookes Bliss Ltd - Plans are not to be assumed as accurate and are not to scale.
 Plan produced using PlanUp.



Services and Considerations

- Mains water and electricity, private drainage
- Tenure Freehold
- Council Tax Band E
- EPC Rating B 82/90
- Broadband <https://checker.ofcom.org.uk/>
- Mobile Phone Coverage <https://checker.ofcom.org.uk/>

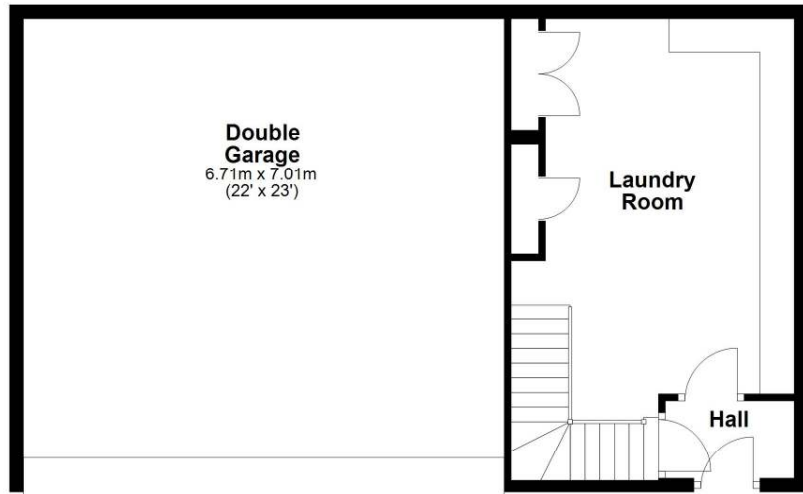
It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. These and any matters relating to Rights of Way should be checked with your Solicitor or Surveyor.

Money Laundering Regulations Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer

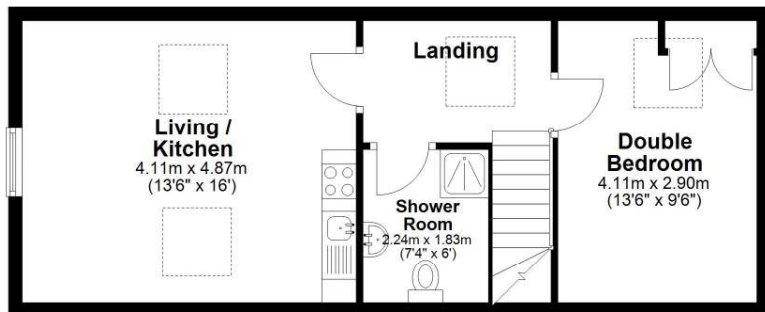
Directions

What3words ///shows.procures.pave
 From Hereford take the A465 initially towards Worcester and then bear left towards Bromyard continuing on the A465. After approximately 2 miles Beechcroft will be found on the left-hand side just before reaching the Cross Keys Inn.

The Loft - Ground Floor



The Loft - First Floor



Total area: approx. 104.9 sq. metres (1129.5 sq. feet)

Plans created by Brookes Bliss Ltd - Plans are not to be assumed as accurate and are not to scale.
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