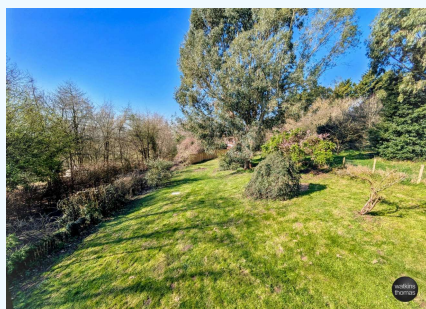




Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

enquiries@watkinsthomas.co.uk
www.watkinsthomas.co.uk



Woodlands Farm, Little Dewchurch, Hereford, HR2 6QD

Woodlands Farm is a charming detached four-bedroom home, set in a private elevated position with countryside views, perfect for family life and peaceful riverside walks.

NO ONWARD CHAIN

£450,000 (Freehold)

Residential Sales

Woodlands Farm, Little Dewchurch, Hereford, HR2 6QD

LOCATION

The property is located to the south of Hereford on the outskirts of the popular village of Little Dewchurch. In the village is a popular primary school and public house. Hereford is located a short distance away with a wide variety of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

Woodlands Farm, a truly charming detached four-bedroom house nestled on the outskirts of the village of Little Dewchurch. This delightful freehold property exudes rustic character and timeless appeal, perfectly suited for those seeking a peaceful family home surrounded by nature's beauty.

Set in an elevated south-west facing aspect, Woodlands Farm enjoys stunning countryside views. Just a mile along scenic footpaths to the tranquil River Wye, ideal for leisurely walks and outdoor adventures. The property has access to local footpaths and benefits from the convenience of two traditional public houses within a mile. Slightly further afield is The Cottage Of Content with its wonderful atmosphere and excellent food.

Inside, this lovingly maintained home offers two inviting reception rooms, providing ample space for family gatherings and cosy evenings by the fire. Four generous bedrooms and two bathrooms ensure comfort and privacy for all. The house's old-world construction and characterful details create a warm and welcoming atmosphere throughout. The property in more detail comprises:

ON THE GROUND FLOOR:

Entrance Hall

With front aspect double glazed panelled entrance door leading to the entrance hall with tiled flooring, door to the utility room, study and dining room/family.

Study

2.57m (8'5) x 1.85m (6'1)

With front aspect double glazed window, panelled radiator and tiled flooring.

Utility Room

2.31m (7'7) (plus door recess) x 1.88m (6'2) (minimum)

With front aspect double glazed window. Stainless steel sink drainer unit, plumbing and space for washing machine, tiled flooring, panelled radiator, side aspect stable door giving access to the garden and door to the cloakroom.



Cloakroom

With side aspect double glazed window, low flush wc and tiled flooring.

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Dining/Family Room

9.22m (30'3) x 3.07m (10'1)

With two side aspect double glazed windows, two panelled radiators, rear aspect double glazed patio door to the garden, laminated flooring and access to the sitting room.



Sitting Room

5.84m (19'2) (maximum) x 3.12m (10'3) (maximum)

With two side aspect double glazed windows, wood burning stove with stone surround, stairs to the first floor, inset spot lights and access to the kitchen.



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Kitchen

3.71m (12'2) x 2.69m (8'10)

With rear aspect double glazed window, ceramic sink drainer, work surface, base units under, space for cooker, side aspect double glazed door to the garden and inset spot lights.



ON THE FIRST FLOOR:

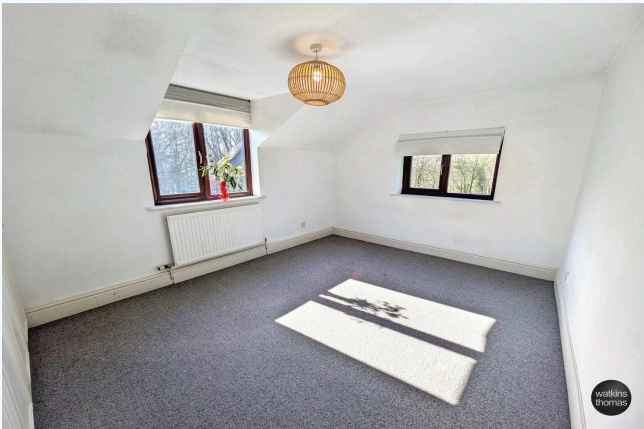
Landing

With side aspect sky light, airing cupboard, storage cupboard with two hanging rails, access to loft space, doors to bedrooms and shower room.

Bedroom 1

4.29m (14'1) (maximum) x 3.1m (10'2)

With side and rear aspect double glazed window, built-in wardrobe, panelled radiator and door to the en-suite bathroom.



En-Suite Bathroom

3.12m (10'3) x 2.54m (8'4)

With side aspect double glazed window, suite comprising panel enclosed bath, pedestal mounted wash hand basin, low flush wc, partially tiled wall surround, panelled radiator and vinyl flooring.



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Bedroom 2

4.09m (13'5) x 3.07m (10'1) (maximum)

With side aspect double glazed window, built-in wardrobe with hanging rail, shelving and panelled radiator.

Bedroom 3

3.68m (12'1) x 2.69m (8'10)

With rear aspect double glazed window and panelled radiator.

Bedroom 4

3.12m (10'3) (maximum) x 2.41m (7'11)

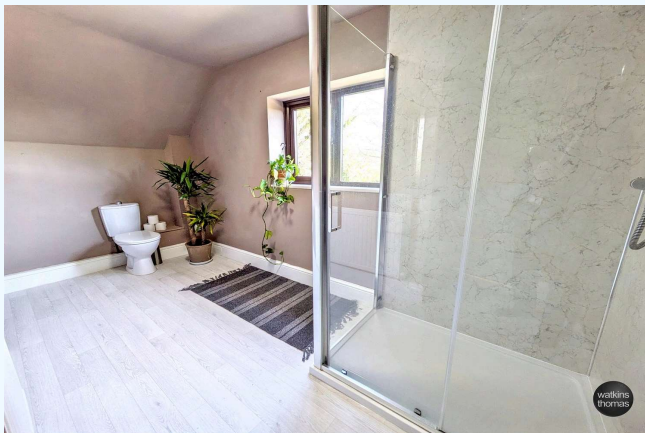
With side aspect sky light and panelled radiator.



Shower Room

3.94m (12'11) x 2.51m (8'3) (maximum)

With front aspect double glazed window, double shower cubicle, thermostatically controlled shower with rainwater shower head, pedestal mounted wash hand basin, low flush wc, partially tiled wall surround, panelled radiator and vinyl flooring.



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OUTSIDE:

To the front of the property there is a parking area with a gate giving access to a courtyard area which in turn gives access to the front door and pathway to the side and rear of the property. To both sides of the property are lawned gardens leading to the rear of the property where there is a further expanse of lawn interspersed with shrubs and trees. The garden is enclosed by fencing.



Agents Note

There will be the opportunity, after completing the sale, to purchase an extra $\frac{1}{4}$ to $\frac{1}{2}$ an acre of land adjacent to the existing garden. This would be purchased under separate negotiation.

Council Tax Band E

Payable to Herefordshire Council

BROADBAND & MOBILE PHONE COVERAGE

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

SERVICES

It is understood that mains electricity and water services are connected to the property. Drainage is via a private system. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. The property has the benefit of oil fired central heating. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

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VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

DIRECTIONAL NOTE

Proceed out of Hereford along the Ross Road, on reaching the traffic lights turn left onto the Holme Lacy Road. Continue to the mini roundabout and take the second exit onto Hoarwithy Road. Continue along Hoarwithy Road and you will reach the village of Little Dewchurch. Continue through Little Dewchurch and after approximately 0.9 of a mile the property is located on the right hand side.

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

23rd June 2026

ID42355

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

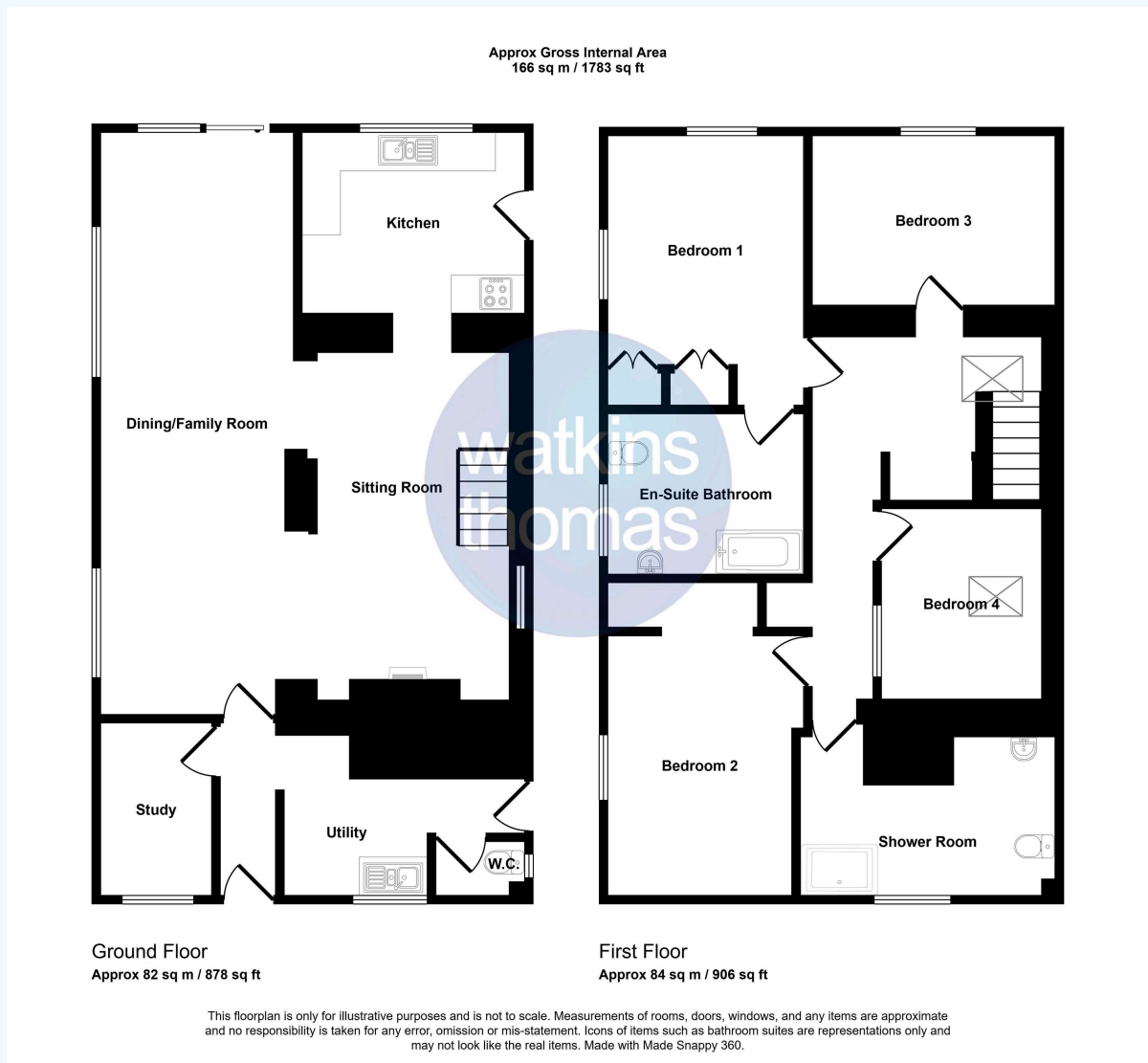
For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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