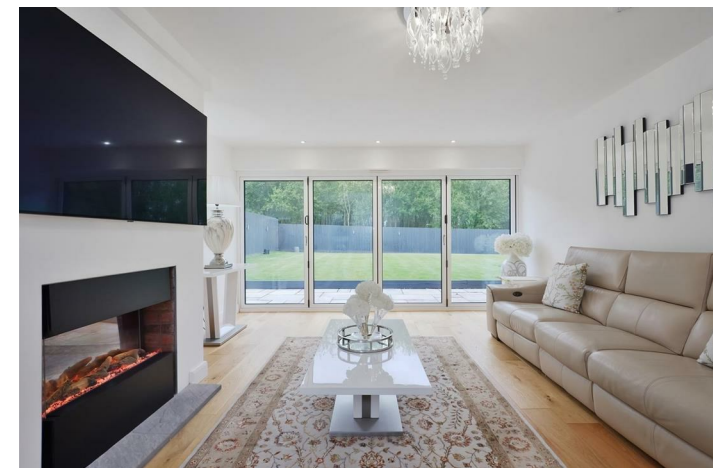




3 THE OLD MUSHROOM FARM MUCH BIRCH, HEREFORD HR2 8HY

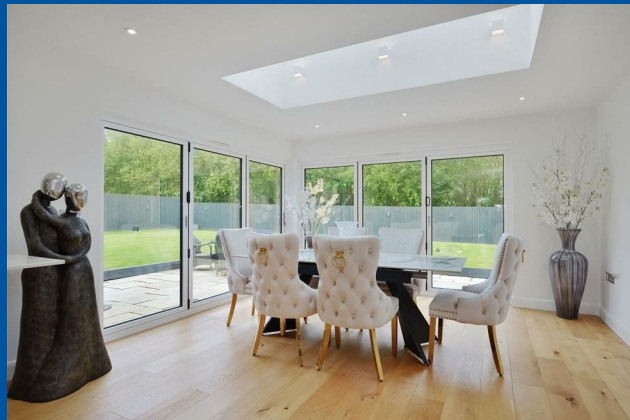
Offers Over £750,000
FREEHOLD

Beautifully presented modern detached home offering spacious and stylish accommodation, with four bedrooms including a principal bedroom with en-suite. The property features a luxury fitted kitchen and beautifully appointed bathrooms, together with excellent energy efficiency and solar panels. Outside, there is a large garden and a double garage with a versatile room above. Viewing is highly recommended.



3 THE OLD MUSHROOM FARM

- Superb modern detached house
- Four bedrooms, one en-suite
- Luxury Kitchen & Bathrooms
- Situated between Hereford & Ross
- Energy efficient, solar panels
- Double garage with room above



Introduction

An exceptional contemporary home forming part of the exclusive Old Mushroom Farm development in the highly regarded village of Much Birch. Beautifully presented throughout and finished to an impressive standard, No. 3 offers stylish and generously proportioned four-bedroom accommodation centred around superb open-plan living and entertaining spaces, with expansive bi-folding doors creating a seamless connection to the private gardens. Further highlights include a luxurious principal bedroom suite, ample driveway parking and a substantial double garage with a versatile first-floor studio above – combining sophisticated modern living with the space and flexibility perfectly suited to family life.

Ground Floor

With feature entrance door leading into the

Entrance Hall & Cloakroom

The quality of the home is immediately apparent upon entering the impressive reception hall, where solid oak flooring, recessed lighting and a beautifully finished oak staircase create a refined introduction to the accommodation. Generous proportions and a light, contemporary finish give an immediate sense of space, with a conveniently positioned cloakroom/WC fitted with a modern vanity unit, stylish sanitaryware and an illuminated steam-free mirror.

Living Room

An elegant and beautifully proportioned reception room, designed to make the most of the property's wonderful outlook. A striking wall of bi-folding doors draws the eye towards the gardens and allows an abundance of natural light to fill the room, while also providing a superb connection between the interior and outside space during the warmer months.

At the heart of the room is a contemporary remote-controlled electric fire with sleek surround, creating an attractive focal point. Neutral décor, soft carpeting and adjustable lighting complete what is a wonderfully comfortable yet sophisticated space for both everyday living and entertaining.

Open Plan Kitchen/Dining/Living Room

Undoubtedly one of the defining features of the home, the superb open-plan kitchen and dining room has been carefully designed to combine style, practicality and sociable modern living.

The bespoke kitchen is finished to an excellent standard, with an extensive range of contemporary cabinetry complemented by granite work surfaces and a substantial central island, creating a natural focal point for informal dining and entertaining. A comprehensive selection of

integrated appliances includes a Caple microwave and double electric oven, Caple electric hob with extractor, integrated Hotpoint dishwasher and Caple wine cooler, together with a Samsung American-style fridge/freezer.

The adjoining dining area provides ample space for a substantial dining table and is particularly impressive, with a large roof lantern introducing further natural light from above. Expansive bi-folding doors open directly onto the terrace and garden beyond, allowing the entire space to flow effortlessly outdoors and making this an exceptional setting for entertaining family and friends.

Utility Room

Practicality has been equally well considered, with a separate utility room providing excellent additional storage, marble-effect work surfaces, a stainless-steel sink and drainer and dedicated space for laundry appliances. A door gives convenient direct access to the rear garden.

First Floor Landing

The staircase rises to the first-floor accommodation, where the contemporary styling and attention to detail continue throughout.

Principal Bedroom with En-suite

The principal bedroom provides a luxurious and peaceful retreat, generously proportioned and beautifully presented with plush carpeting, carefully considered ambient lighting and bespoke fitted wardrobes providing excellent storage. Skylight windows introduce plenty of natural light while adding to the room's distinctive character.

The adjoining en-suite has been finished in a sleek contemporary style and incorporates a thermostatic walk-in shower, chrome heated towel radiator and illuminated steam-free mirror.

Bedrooms Two & Three

Two further generously proportioned double bedrooms continue the home's high standard of presentation, each offering excellent natural light, contemporary décor and mirrored fitted wardrobes.

Bedroom Four

The fourth bedroom is an attractive and versatile room, complete with built-in storage. Ideally suited as a child's bedroom or nursery, it would work equally well as a dedicated study for those requiring additional home-working space.

Family Bathroom

Serving the remaining bedrooms is a stylishly appointed family bathroom, fitted with a contemporary suite incorporating a bath with thermostatic rainhead shower over, vanity unit with integrated storage, chrome heated towel radiator and illuminated steam-free mirror.

Outside

The outside space is every bit as impressive as the interior, with the property enjoying a generous and private rear garden that provides a wonderful extension of the living accommodation.

Predominantly laid to lawn, the garden offers excellent space for children, entertaining and relaxation, while a substantial paved terrace immediately adjoining the house provides an ideal setting for outdoor dining. With the bi-folding doors opened, the principal living spaces transition seamlessly onto the terrace, creating a particularly impressive indoor/outdoor entertaining environment.

The garden is enclosed by smart panel fencing, with integrated up-and-down lighting adding another dimension to the space during the evening and creating an attractive ambience after sunset.

To the front, well-maintained lawns provide an attractive approach to the property, complemented by a substantial driveway affording ample off-road parking.

A particular feature is the detached double garage, above which is a highly versatile first-floor studio. This additional space offers considerable flexibility and could lend itself perfectly to use as a substantial home office, private gym, hobby room or creative studio, depending upon the requirements of the incoming owner.

Overall, this is an exceptionally well-appointed contemporary home where considerable thought has been given to both the quality of finish and the way in which the accommodation works for modern life. The combination of impressive open-plan living, beautifully presented bedroom accommodation, generous gardens and the additional studio space above the double garage makes this a particularly distinctive and highly versatile family home.

Directions

Proceed south out of Hereford on the A49 Ross-on-Wye road. After passing through Much Birch, pass the Axe & Cleaver public house on the left hand side and after approximately 100 yards turn left into a private drive which leads to the exclusive development.

Money Laundering

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Outgoings

Water and drainage rates are payable.

Property Services

Mains water, electricity and drainage are connected. Air source heating.

Residential lettings & property management

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

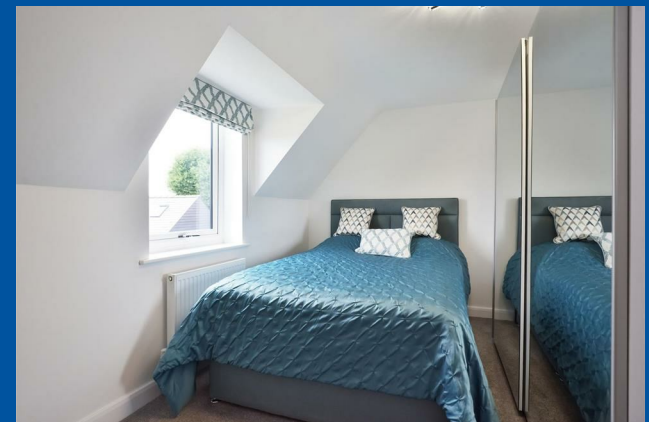
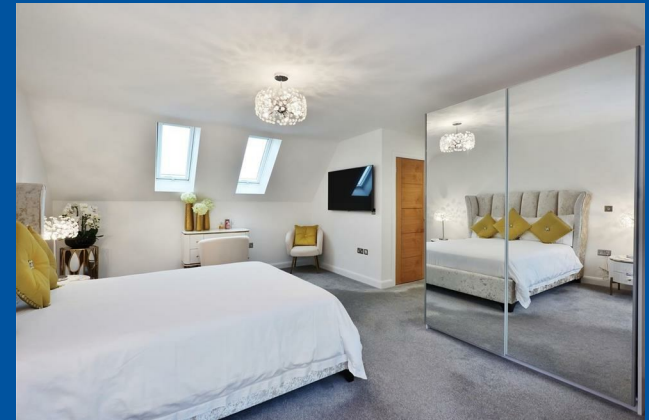
Tenure & Possession

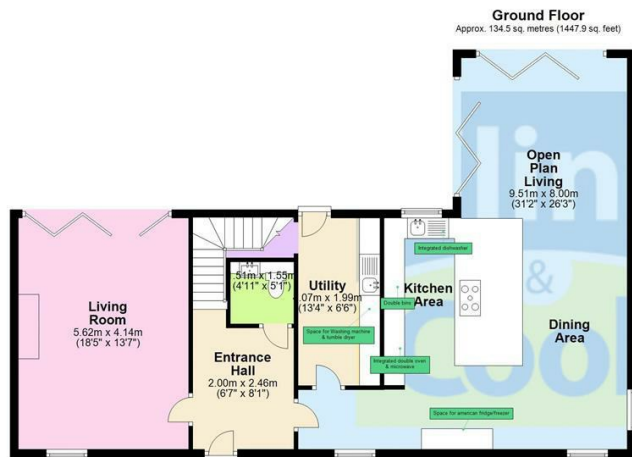
Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

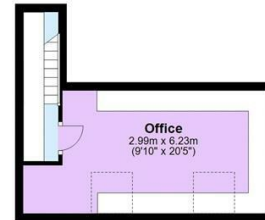
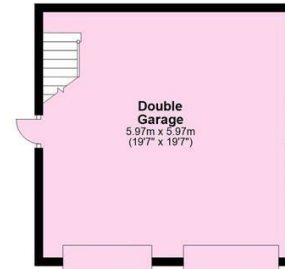
3 THE OLD MUSHROOM FARM





Total area: approx. 237.6 sq. metres (2557.2 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		87	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

EPC Rating: B Hereford Council Tax Band: F

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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