



The Old Coach House Withington, Hereford, HR1 3QE



**Sunderlands**  
Residential Rural Commercial





**The Old Coach House  
Withington  
Hereford  
HR1 3QE**

**Summary of Features**

- Characterful three bedroom house
- Annexe Potential
- Sought after village location
- Spacious and flexible accommodation
- Beautiful landscape gardens
- Roughly measuring 2,000 sq. ft

**Price Guide £550,000**

Positioned in the charming village of Withington, Hereford, this characterful three-bedroom house offers a unique opportunity for those seeking a blend of comfort and versatility. The property boasts four spacious reception rooms, providing ample space for both relaxation and entertaining. With two well-appointed bathrooms, the home is designed to accommodate family living with ease. The generous accommodation allows for a variety of uses, making it ideal for families or those looking to create a home office or hobby space. The potential for an annexe adds further appeal, offering the possibility of additional living space or guest accommodation. Outside, the beautifully landscaped garden serves as a tranquil retreat, perfect for enjoying the outdoors or hosting gatherings. The property also features parking for up to three vehicles, ensuring convenience for residents and visitors alike.

**Location**

The rural village of Withington lies on the eastern side of the cathedral city of Hereford, and has a thriving community centred around the historic village church. Local facilities currently include a village school, village hall, modern village store, Post Office and regular bus service to and from Hereford which provides an extensive range of facilities as well as a mainline train station.

**Accommodation**

The well presented accommodation comprises:

**Kitchen**

The kitchen is bright and spacious, centrally located to provide easy access to the reception rooms on either side of the property. It is beautifully appointed with fully fitted units, a double Belfast sink, and an electric range cooker. A striking feature stone wall adds character, while the glazed roof floods the space with natural light. French doors open directly to the courtyard, creating a seamless indoor-outdoor flow.

**Snug**

The snug/study is an exceptional feature of the property, offering both charm and practicality. Characterful exposed beams and a striking brick wall provide a stylish focal point, while a useful built-in storage cupboard ensures the space remains highly functional. Ideal as a private home office, a comfortable reading room, or an additional reception area.

**WC**

Fitted with wash hand basin and low level toilet.

**Sitting room**

The large double aspect sitting/dining room is a striking focal point of the home, rich with original character. A feature stone wall, exposed beams, and the preserved wooden manger with hayracks create a unique sense of heritage. Multiple windows flood the space with natural light, enhancing its generous proportions and versatile layout—ideal for both formal entertaining and relaxed family living.

**Bedroom one & two**

Both bedrooms are generous double rooms, thoughtfully proportioned to accommodate a variety of layouts. Each provides ample space for freestanding furniture, allowing for flexibility in design and personalisation. Well-positioned windows invite natural light, creating bright and welcoming spaces that balance comfort with practicality.

**Shower room**

The shower room is fitted with a modern three-piece suite, comprising a large shower cubicle, a low-level WC, and a wash hand basin, offering a sleek and contemporary finish.

**Living room, studio & shower room**

Step into an extraordinary living space that effortlessly combines character and versatility. The living room is distinguished by striking feature beams that draw the eye upward, creating an elegant sense of height and architectural charm. Solid wood flooring underfoot adds warmth and timeless appeal,







perfectly complemented by the exquisite stone walls that imbue the space with texture and enduring quality. Natural light floods the room through classic French doors, seamlessly connecting the interior to the terrace and garden, offering a perfect blend of indoor-outdoor living and ideal for entertaining or quiet relaxation. A staircase ascends to the mezzanine bedroom, providing both privacy and connectivity, while giving access to a dedicated studio, perfectly suited for work, hobbies, or creative pursuits. This versatile layout ensures the living room adapts effortlessly to any lifestyle, whether as a refined entertaining space, a relaxed family hub, or a tranquil retreat. Additionally, convenient access leads downstairs to a modern shower room, enhancing the functionality and flow of the home.

**Mezzanine bedroom three**

Bathed in natural light from expansive dual-aspect windows, this mezzanine exudes warmth and character. Thoughtfully designed, it seamlessly blends a spacious double bedroom with a versatile study area, creating a bright, inviting sanctuary. Unique architectural details add charm and personality, making it a perfect balance of style and functionality.

**Outside**

This stunning property boasts an attractive south-facing courtyard and a large, well-maintained, partially walled garden, offering both privacy and charm. A spacious covered terrace provides the perfect setting for outdoor dining, complemented by a stylish feature wall that adds character to the outdoor space. Additional amenities include practical garden sheds and a private driveway, providing ample parking for residents and guests alike.

**Services**

Mains Electricity, Water & Drainage are connected to the property.  
Oil Fired Central Heating.  
Newly Installed Double Glazed Windows.  
Herefordshire Council Tax Band - D  
Full Fibre Broadband.

Tenure - Freehold

**Directions:**

What3words - ditching.already.backed  
From Hereford take the A465 towards Bromyard & Worcester, at the Junction with the A4103 (Roman Road) turn right at the roundabout towards Worcester. Continue on the A4103 for 2.5 miles. Turn left signed to Withington. Follow the road through the village for 0.5 miles and turn left at the staggered cross road & immediately right at the war memorial. The property is shortly on the left hand side opposite the church with parking at the property or in the church car park.

**Anti Money Laundering**

The purchaser will be required to provide sufficient identification to verify their identity in compliance with anti-money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti-money laundering checks. This fee is payable at the time of verification and is non-refundable.

















## Sunderlands

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### Energy Efficiency Rating

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

70

53

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.