



Pippin Much Dewchurch, Hereford, HR2 8DU



Sunderlands
Residential Rural Commercial



**Pippin Much Dewchurch
Hereford
HR2 8DU**

Summary of Features

- Barn conversion
- Three bedrooms
- Single garage & parking
- Courtyard garden
- Two bathrooms

Price Guide £280,000

Situated on the edge of the picturesque village of Much Dewchurch, Hereford, this beautifully converted barn blends traditional character with modern comfort. Offering three well-proportioned bedrooms, it's an ideal home for families or those seeking a peaceful countryside escape. The thoughtfully designed interior includes a warm and inviting reception room—perfect for hosting guests or enjoying quiet evenings at home. The property boasts two neatly presented bathrooms, ensuring convenience for all residents. The heart of the home is enhanced by its characterful features, which reflect the history of the barn while providing contemporary comforts. Outside, you will find a lovely courtyard garden, perfect for al fresco dining or simply enjoying the fresh air. The property also benefits from ample parking for up to three vehicles, making it an excellent choice for those with multiple cars or visiting guests. Additionally, a double garage provides further storage options or space for hobbies.

Situation

Kivernoll is situated on the outskirts of the highly sought-after village of Much Dewchurch, approximately 6 miles from the Cathedral City of Hereford and 9 miles north of the historic market town of Ross-on-Wye. Much Dewchurch itself offers a welcoming community atmosphere, with a traditional village pub serving quality food and real ales. The village also benefits from a primary school, the Steiner Academy, and a charming parish church.

Accommodation

The well presented accommodation comprises:

Porch

The porch serves as a welcoming entry point to the property, offering a cozy transition from outside to inside. It's a practical spot to kick off shoes and hang coats, helping keep the interior tidy, while naturally leading guests into the entrance hall.

Entrance Hall

The entrance hall provides access to all principal ground floor rooms, with stairs leading to the first floor. Beneath the stairs is a handy storage area and a useful double cupboard.

Kitchen/diner

Featuring hardwood double-glazed windows to the front aspect, this kitchen is exceptionally well-appointed with a range of oak-fronted base and wall units, complemented by brushed stainless steel handles. The roll-edged, granite-effect worktops are paired with matching upstands for a cohesive look. Integrated appliances include an electric oven with a four-ring electric hob and a stainless steel extractor hood with tiled splashback. There is plumbing for both a dishwasher and a washing machine, along with power points and space for a larger-style fridge freezer. Space for dining table and chairs.

Living room

Featuring hardwood double-glazed windows to the rear and hardwood double doors leading to the rear courtyard gardens. The room boasts a stone-built feature fireplace with a flagstone hearth and exposed timber beams. Fitted wall lights complement the attractive wood laminate flooring, with a radiator and convenient power points also included.

Downstairs bathroom

Exceptionally well-appointed, featuring stylish wall and floor coverings. Includes a pedestal wash hand basin, a modern wood-panelled bath, and a walk-in shower cubicle with fully tiled surrounds and an electric power shower. Doors lead to an airing cupboard with extensive slatted shelving. The room also benefits from an extractor fan, overhead lighting with shaver point, and a fitted mirror.

First floor

Bedroom one

With two velux windows to front aspect which flood the rooms with an abundance of natural light. Extensive fitted recessed wardrobes with hanging rails and storage. Radiator and power points.

Bedroom two

With Velux window to the rear aspect. Radiator and power points.

Bedroom three

With Velux window to the rear aspect. Radiator and power points



Bathroom

Having fully tiled flooring. White suite comprising low level WC, pedestal wash hand basin, enclosed shower cubicle, mirror and fitted light with shaver point. Extractor fan and ladder style heated towel rail. Velux window to the rear aspect. Door leading to concealed Worcester Combination LPG boiler supplying domestic hot water and central heating.

Outside

To the front of the property access can be gained via a shared gravel courtyard to the carport 16'6" x 9'10" (5.03m x 3m) with parking for 2 vehicles. From here the steps lead to the raised patio which splits to both Merry and Pippin. To the rear of the property which is accessed via the living room. Hardwood double doors provide access to the rear garden with paved block patio seating area and the remaining garden laid to lawn. The rear garden is enclosed by a stone wall and fencing.

Services

The property has the benefit of a shared septic tank arrangement. This will include High Barn, Merry and Pippin. All three will have a shared responsibility. There is LPG central heating with one singular tank and the properties are metered so cost will be apportioned as per the agreement with the LPG supplier.

Mains Water and electric connected to the property.

Herefordshire council tax band - C

Tenure - Freehold

Directions

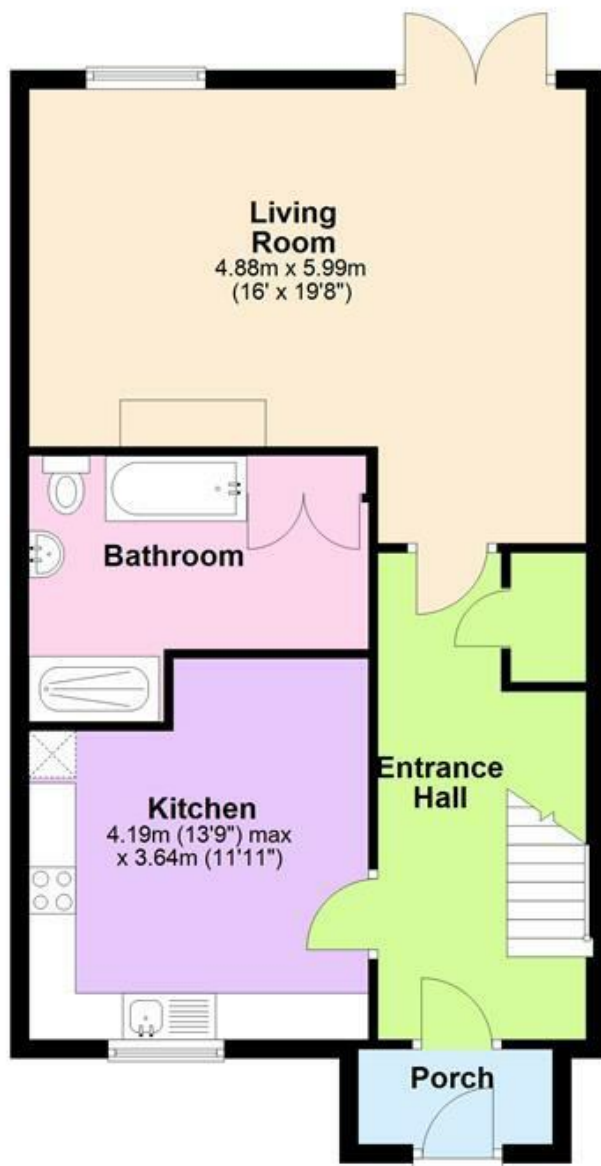
From Hereford, take the A49 South towards Ross-On-Wye. From the Asda junction, keep left and proceed straight for 4.5 miles. At the top of the Callow, turn right towards Monmouth on the A466. After 1.5 miles, enter Wormelow and turn right onto the B4348. Drive through Much Dewchurch village and you will reach Kivernoll. After a short distance the property can be found on the left hand side. What3words - ///additives.doped.grand





Ground Floor

Approx. 63.4 sq. metres (682.5 sq. feet)



First Floor

Approx. 41.3 sq. metres (444.8 sq. feet)



Sunderlands

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

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.