



Woodlea Cottage Little Dewchurch, Hereford, HR2 6PS



**Woodlea Cottage,  
Little Dewchurch  
Hereford  
HR2 6PS**

**Summary of Features**

- Detached property with separate annexe
- Five bedrooms
- Three reception rooms
- Lifestyle living
- Approximately 16 acres of ground
- Stunning views
- No onward chain

**Price Guide £1,200,000**

Nestled on the outskirts of the charming village of Little Dewchurch, Hereford, this stunning detached house offers a perfect blend of modern living and rural charm. With five spacious bedrooms and three well-appointed bathrooms, this property is ideal for families seeking comfort and style. The three reception rooms provide ample space for relaxation and entertaining, making it a true lifestyle property. One of the standout features of this home is the breathtaking views that surround it, allowing you to immerse yourself in the beauty of the countryside. The property has been thoughtfully updated throughout, ensuring that it meets the needs of contemporary living while retaining its character. For those with a passion for outdoor pursuits or simply seeking space to breathe, the expansive 16 acres of land offer endless possibilities. Whether you envision creating your own garden oasis, keeping livestock, or enjoying leisurely walks, this property caters to all your desires. In summary, this exceptional property in Little Dewchurch is a rare find, combining modern comforts with the tranquillity of rural living. It is a perfect opportunity for those looking to embrace a lifestyle surrounded by nature and stunning scenery. Don't miss your chance to make this dream home your own.

**Location**

Located in a peaceful location just on the outskirts of the popular village of Little Dewchurch, approximately 6 miles south of the Cathedral City of Hereford and 7 miles north of the market town of Ross on Wye. Little Dewchurch has a Primary School, Public House, Church and bus service to both Hereford and Ross on Wye.

**Accommodation**

The well presented accommodation comprises: Entrance, living room, dining room, kitchen, office, utility, walk-in larder, WC, five bedrooms, en-suite shower room, bathroom and separate shower room. Additional, there's a one bedroom annexe with a open plan living, bedroom kitchen and separate shower room.

**Entrance**

The entrance serves as a welcoming transition into the heart of the home. From here, it naturally flows into the living room, creating an inviting path that blends function with comfort.

**Living room**

The living room is a standout feature of the property, offering both character and charm in equal measure. At its heart sits a central woodburning stove, creating a warm and inviting focal point. Flooded with natural light, the room boasts three generous windows and a set of patio doors that frame picturesque views of the neighboring countryside. These doors also provide effortless access to the garden, blending indoor and outdoor living seamlessly. The layout flows beautifully, opening directly into the dining area for easy entertaining and family living. A walkway leads through to the kitchen, while a set of stairs gently rises to the first floor, adding architectural interest and continuity to the home's design.

**Dining room**

From the living room, a short flight of steps gently rises to the dining room, maintaining the seamless flow of the open-plan layout. These steps are crafted from the same warm oak as the flooring, ensuring a consistent aesthetic and a natural transition between spaces. As you ascend, the space opens up into the dining area, which is bathed in natural light from two large windows that frame views of the outdoors. A feature stone wall is striking which adds texture and a rustic elegance that contrasts beautifully with the smooth wood tones of the floor. From the dining room, there is direct access to the kitchen, positioned conveniently to support both casual meals and more formal dining occasions.





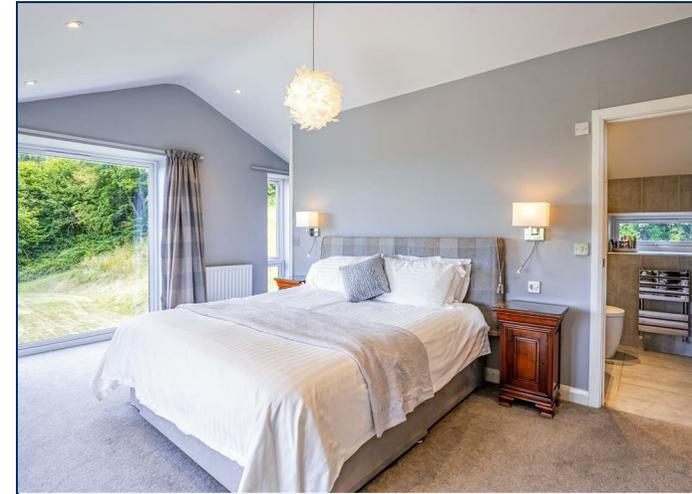
## Kitchen

The kitchen is truly the heart of this property, designed as a versatile and inviting space that effortlessly combines cooking, entertaining, and relaxing. It serves as more than just a functional area for preparing meals — it's a welcoming hub where family and friends can gather comfortably. Generously proportioned, the kitchen offers ample room for lounge furniture, creating a cozy seating area perfect for unwinding in the evenings or enjoying casual conversations. Two large windows flood the room with natural light, framing picturesque views of the garden and the scenery beyond, while sliding patio doors seamlessly connect the indoor space to the outdoor patio, ideal for alfresco dining or summer entertaining. The kitchen is fitted with a comprehensive range of wall and base units, providing plenty of storage and workspace. Integrated appliances blend effortlessly into the cabinetry, maintaining a sleek and streamlined look. At the center, a spacious island functions as a breakfast bar, complete with undercounter units for additional storage, making it perfect for informal meals or socializing while cooking. A striking oil-fired Aga takes pride of place as the room's focal point, combining traditional charm with practicality. It features a two built in ovens & microwave oven and an induction hob, offering flexible cooking options to suit all needs. Enhancing comfort and efficiency, underfloor heating runs throughout the kitchen area and through to the utility, ensuring a warm and inviting atmosphere no matter the season.



## Office

This multi functional room offers a flexible space that can be easily adapted to suit a variety of needs—whether used as a dedicated home office, study, hobby room, a snug or a ground floor bedroom. A front-facing aspect window provides natural light, creating a bright and inviting environment ideal for productivity or relaxation.



## Utility and WC

The utility area offers valuable additional storage space, ideal for housing household items, cleaning supplies, or pantry overflow. It also provides ample room for further white goods, such as an additional fridge, freezer, or tumble dryer, enhancing the functionality of the home. From the utility, a stable door grants convenient access to the rear garden, perfect for everyday outdoor use. This area also leads to a separate WC, which is equipped with a low-level toilet and a wash hand basin.



### Walk-in larder

The walk-in larder at this property is a highly practical and versatile space that offers significant benefits for everyday household functionality. Its generous size and dedicated layout make it an ideal area for housing additional white goods, such as extra freezers or fridges. In addition to accommodating white goods, the larder provides further ample storage space for dry goods and bulk purchases.

### First floor

#### Bedroom one & en-suite

Bedroom one is another standout feature of the property, offering both comfort and style. This generously sized double bedroom is beautifully designed, featuring large windows that flood the room with natural light while offering picturesque views of the surrounding countryside. A particular highlight is the spacious walk-in wardrobe, providing ample storage and adding a touch of luxury. The bedroom also benefits from its own private en-suite shower room, which is fitted to a high standard with a sleek walk-in shower cubicle, low level WC, and a modern wash hand basin — perfect for both convenience and privacy.

#### Bedroom two

Bedroom two is a well-proportioned double bedroom, benefitting from windows to both the front and side aspects, which allow for an abundance of natural light throughout the day. The room features built-in storage units that offer practical and discreet space for clothing and belongings. In addition, there is access to the eaves, providing further useful storage space ideal for seasonal items or additional household storage needs.

#### Bedroom three

Bedroom three is another generously sized double bedroom, offering ample space for a double bed as well as additional free-standing furniture such as wardrobes, dressers, or bedside tables. The room benefits from a front aspect window, allowing for plenty of natural light and a pleasant outlook.

#### Bedroom four

Bedroom four is a spacious double bedroom featuring built-in wardrobe units that provide ample storage space. Thoughtfully integrated shelving adds both practicality and charm, ideal for displaying books, décor, or personal items. A rear-aspect window offers delightful views overlooking the countryside.



### Bedroom five

Bedroom five is a compact double bedroom, thoughtfully designed to maximise space and comfort. Despite its smaller footprint, the room offers ample space for free-standing furniture, such as a wardrobe or a chest of drawers. A rear-facing window floods the room with natural light and provides picturesque views over the garden and surrounding countryside.

### Bathroom

The bathroom is tastefully fitted with a classic white three-piece suite, comprising a bathtub, a low-level WC, and a wash hand basin. A Velux window positioned above allows for an abundance of natural light to fill the space, creating a bright and airy atmosphere. The flooring is finished with sleek ceramic tiles, offering both style and practicality, while the walls feature partial tiling for a clean, contemporary look and easy maintenance.

### Shower room

The separate shower room enhances daily convenience, ideal for busy households or when hosting guests. It features an obscure glazed window to the rear aspect, allowing natural light to filter in while maintaining privacy. The room is newly fitted with a shower cubicle, a low level WC, and a wash hand basin.

### Annexe

Access to the annexe is provided via an external staircase that leads up and over the garage. At the top of the stairs, a charming front-facing balcony offers an ideal spot to relax and take in the beautiful surrounding countryside and neighboring views. Upon entering the annexe, you're welcomed by a warm and inviting atmosphere. Large windows and patio doors allow natural light to flood the space, enhancing the sense of openness and comfort. The main room is generously sized, easily accommodating a double bed along with freestanding furniture such as wardrobes and chests of drawers. There's also ample room for lounge and dining furniture, making this a versatile and practical living area. The kitchen is fitted with matching base and wall units, and includes a sink with drainer set below a rear-aspect window. There is space for white goods, and the kitchen comes equipped with a fitted electric oven and hob. A newly fitted shower room completes the accommodation, featuring a modern shower cubicle, low-level WC, and wash hand basin. 3 Velux windows above adds natural light and ventilation to this fresh, contemporary space.



## Outside

Outside, the property continues to impress with its expansive and beautifully maintained grounds, extending to approximately 16 acres. The land is thoughtfully divided into sections of serene woodland and open pastureland, ideal for grazing or simply enjoying the natural surroundings. The boundary is securely enclosed with high-quality fencing, ensuring privacy and definition to the estate. The property is approached via a private driveway, offering a sense of arrival and exclusivity. At the front, a substantial garage is fitted with an electric roller door, full power, and lighting—making it perfect for secure vehicle storage or workshop use. Beneath the garage, there is additional storage space, ideal for tools, equipment, or seasonal items. To one side of the garage, two stables provide further flexibility—suitable for a variety of purposes such as a studio, office, or hobby space. As you travel up the driveway, on the left-hand side, you pass a useful stable block that includes, four stables, tack room, a covered area and a store room, catering perfectly to equestrian needs. The formal gardens are equally impressive, predominantly laid to lawn and immaculately maintained. A well-placed patio area offers an ideal spot for outdoor dining, entertaining, or simply relaxing while enjoying the picturesque views across the grounds. This exceptional outdoor setting not only enhances the lifestyle offered by the property but also serves as a true centrepiece—delivering privacy, versatility, and the rare luxury of space.

## Services

Mains water and electric are connected to the property.  
Oil fired central heating.  
Private drainage.

Herefordshire Council Tax Band - G  
Annexe - A

Tenure - Freehold

## 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.

## Directions:

From Hereford, proceed south on the A49 turning left by the former Broadleys Public House followed by a turning to the right at the next roundabout (signposted Little Dewchurch/Hoarwithy). Continue along this road into the village of Little Dewchurch, turning left at the green (signposted Bolstone). Proceed down Green Lane for roughly half a mile taking the right when you approach the fork in the road. Woodlea Cottage will be found at the end of the private track.



# Little Dewchurch, Hereford, HR2

Approximate Area = 3245 sq ft / 301.4 sq m (excludes roof space)

Annexe = 399 sq ft / 37 sq m

Garage = 389 sq ft / 36.1 sq m

Total = 4033 sq ft / 374.5 sq m

For identification only - Not to scale



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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>	<b>60</b>	<b>65</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	

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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.