



SAMUEL WOOD

Stoneycroft Bircher, Leominster, Herefordshire, HR6 0BS

Offers Over £425,000



For Sale

100000

# Stoneycroft

Bircher, Leominster, Herefordshire, HR6 0BS



- 3 bedroom detached country cottage
- Situated on Bircher Common
- Surrounded by beautiful North Herefordshire countryside
- Driveway parking and double garage
- Enclosed rear garden
- Oil fired heating and upvc double glazing
- Character features throughout

This detached country cottage sits on Bircher Common which is run by the National Trust with hundreds of acres to enjoy on your doorstep. The property enjoys excellent off road parking, double garage and to the rear an enclosed garden. Accommodation benefitting from oil fired heating and upvc double glazing briefly includes: Entrance Hall, Living Room with open fire, Kitchen / Dining Room, Utility Room, Cloakroom, First Floor Landing with 3 Bedrooms and Bathroom. If you're looking for a peaceful retreat away from the hustle and bustle of city life or a place to call home in a friendly community Stoneycroft ticks the boxes.



Bircher Common is a lovely rural setting, well away from main roads and is a fantastic location if you love the outdoors. The property sits within 1½ miles of Yarpole village which has a community shop with cafe, public house and active community, whilst the market towns of Leominster and historic Ludlow are both within a short drive. The whole is more fully described as follows:

## Upper glazed front door opens into

### Entrance Hall

with excellent understairs storage

### Living Room 19'4" x 15'3" (5.90m x 4.66m )

with window to frontage taking in a view up over the common and double doors out onto the rear garden. The room has character features to include a large ceiling beam, ceiling timbers, feature fireplace with open grate and oak mantle



**L-Shaped Kitchen / Dining Room 21'6" x 14'2" (6.56m x 4.32m)**

with window to frontage and view over the common and larger window overlooking the rear garden. The dining area has ample room for good sized table and chairs, whilst the kitchen is fitted with a modern range of matching units with oak fronts, granite work surfaces and splash backs. Included in the sale is a range cooker with extractor canopy above and splash back, 1½ bowl stainless steel sink unit, wine cooler, planned space for dishwasher and room for American Style fridge freezer

**Utility Room 12'6" x 5'10" (3.82m x 1.78m)**

with range of base cupboards, wall cupboards, space and plumbing for washing machine

**Cloakroom**

with window to rear elevation and a suite in white of wash hand basin and wc

**First Floor Landing**

with small window to rear and access to roof space and airing cupboard housing the factory insulated hot water cylinder

**Bedroom 1 17'2" x 12'6" (5.25m x 3.83m)**

having dual aspect with window to frontage taking in the view over Bircher Common and large window to rear elevation overlooking the garden and far reaching views

**Bedroom 2 11'0" x 10'11" (3.36m x 3.34m)**

with window to frontage with view over the common, door into wardrobe cupboard with hanging rail and shelving

**Bedroom 3 10'5" x 7'0" (3.20m x 2.14m)**

with window to rear taking in this lovely view

**Bathroom 6'11" x 5'6" (2.12m x 1.70m)**

with window to rear elevation and a suite in white of wc, wash hand basin and panelled P-style bath, curved shower screen, multi-head shower over and tiled splash backs



**Outside:**

The property is approached through a 5-bar gate onto a tarmac and enclosed frontage which provides parking for several vehicles. Here there are two up and over doors into 2 individual garages, both having light and power fitted, the 1st garage also has a window to front elevation. Pathway then leads down the side of the property into the rear garden which is fully enclosed with gated access back out onto the common. Directly nearest the house there is a paved seating area with a sunken ornamental pond. The externally housed oil fired boiler sits here and heats domestic hot water and radiators. Off the patio there is a lawned garden, a barked play area, productive vegetable section with raised beds and a small greenhouse, a chicken run and pen. There are also a selection of mature trees and plants whilst backing onto a field.



**Services:**

Mains electricity, mains water, private drainage system, oil fired heating to radiators, windows are in the main upvc double glazed. Flood Risk – No risk. Broadband speed up to 1000 Mbps

**Local Authority:**

Herefordshire Council, tax band – E

**Agents Note:**

The vendors of the property are related to Andrew Cadwallader, director of Samuel Wood

**Viewings**

Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

Or you can email us at [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk) or visit our web site at [www.samuelwood.co.uk](http://www.samuelwood.co.uk)

For out of office enquiries please phone Andrew Cadwallader on 07974 015764

Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.



**Directions**

As you proceed through the village of Bircher heading towards Mortimers Cross you will see a turning on your right hand side signed Welshmans Lane with a war memorial at the bottom of the lane. Take this turning, follow the lane up over the cattle grid and onto the common. Once you are on the common, bear first right and then right again following this track along into the corner where Stoneycroft will be found as indicated by the agents for sale sign.







## Floor Plans



### Ground Floor

Floor area 90.7 m<sup>2</sup> (976 sq.ft.)

### First Floor

Floor area 45.6 m<sup>2</sup> (491 sq.ft.)

**TOTAL: 136.3 m<sup>2</sup> (1,467 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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