3 The Old Mushroom Farm Much Birch, Hereford, HR2 8HY

Sunderlands
Residential Rural Commercial

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Summary of Features

- Exceptional Contemporary Detached Family Home
- Four Spacious Double Bedrooms
- Double Garage with Versatile First-Floor Studio
- Immaculate High-Specification Finish Throughout
- Highly Energy Efficient Design
- Generous Front and Rear Landscaped Gardens

Offers Over £750,000

Thoughtfully crafted for modern living, this exceptional home combines luxury with outstanding energy efficiency, incorporating an air source heat pump, solar-assisted hot water system, and zoned heating controls throughout. At its centre is a striking open-plan kitchen and dining space, enhanced by expansive bi-fold doors opening onto the landscaped garden and a dramatic roof lantern that fills the room with natural light. Finished to an impeccable standard, the interior features solid oak flooring across the ground floor, electric underfloor heating to selected areas, and contemporary remote-controlled lighting within the lounge. The impressive principal bedroom benefits from a beautifully finished ensuite shower room, while the remaining bedrooms are served by a stylish and elegantly designed family bathroom.

Location

The village of Much Birch offers a range of excellent local amenities, including an Ofsted-rated "Good" primary school, a GP surgery with pharmacy, and a thriving village hall hosting a monthly local produce market alongside a variety of community activities and classes. Within just a couple of miles are a convenience store with post office, as well as a farm shop and garden centre. Ideally positioned almost equidistant between Hereford and the market town of Ross-on-Wye, both approximately 7 miles away, Much Birch combines rural charm with convenient access to extensive city amenities and the M50 motorway junction.

Accommodation

Entrance hall & WC

A bright and spacious entrance hall featuring solid oak flooring, recessed LED downlights, and carpeted stairs rising to the first floor with an oak banister. The ground floor WC is fitted with a contemporary vanity unit, LED steam-proof mirror, and stylish modern fixtures.

Living room

An inviting reception space featuring a remote-controlled electric fireplace set within a sleek contemporary surround, creating both warmth and ambience. Soft neutral tones and adjustable lighting enhance the room's relaxed yet sophisticated atmosphere, while expansive wall-to-wall bi-fold doors frame uninterrupted views of the gardens beyond.

Open plan kitchen/dining room

An exceptional open-plan living space, thoughtfully designed for contemporary family life and effortless entertaining. The bespoke kitchen is beautifully appointed with premium integrated appliances, including a built-in Caple microwave and electric double oven, Caple electric hob with extractor, and a Samsung American-style fridge/freezer. Elegant granite worktops complement the sleek modern cabinetry, which also incorporates a Hotpoint integrated dishwasher and a stylish rinser tap sink. A central island offers additional preparation and social space, while a Caple wine cooler adds a refined touch of luxury. The dining area is flooded with natural light, enhanced by a striking ceiling lantern and expansive bi-folding doors that create a seamless connection to the private rear garden.

Utility

A well-equipped utility space with marble-effect laminate countertops, ample storage, stainless-steel sink with drainer and space for laundry appliances. A rear door provides direct garden access.

First floor

Bedroom one and en-suite

A spacious and luxurious retreat, complete with plush carpeting, ambient lighting, skylight windows, and bespoke fitted wardrobes. The elegant ensuite shower room features a thermostatic walk-in shower enclosure, chrome heated towel radiator, and an LED steam-free mirror.

Bedrooms two and three

Two generous double bedrooms with modern decor, mirrored wardrobes, and ample natural light.

Bedroom four

A beautifully presented single bedroom, ideal as a nursery or home office, also including built-in wardrobes.

Bathroom

A stylish contemporary bathroom featuring a thermostatic rainhead shower over the bath, a sleek vanity unit with integrated storage, a chrome heated towel radiator, and an LED steam-free mirror.

Outside
The property is further enhanced by a generous private lawned garden, ideal for outdoor entertaining and peaceful relaxation. A paved patio extends seamlessly from the bi-folding doors, creating the perfect setting for alfresco dining. The garden is enclosed by smart panel fencing with integrated up-and-down lighting, casting a warm and tranquil ambience after sunset. To the front, beautifully maintained lawns complement a substantial driveway offering ample off-road parking, leading to a double garage with a versatile first-floor studio above, ideal for use as a home office, gym, or creative workspace.

Services
We understand mains water, electric and drainage are connected to the property.
Air source heating.
Full Fibre Broadband Available
Solar Panels for Hot Water System

Tenure
Freehold

Council tax band
Herefordshire council tax band - F

Directions
Proceed south out of Hereford on the A49 towards Ross-on-Wye. After passing through the village of Much Birch, continue past the Axe and Cleaver public house on your right-hand side. Approximately 100 yards further on, you will see a turning on the left leading down a private drive. The property can then be found shortly after the left-hand bend, on the right-hand side.

Anti money laudnering
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.

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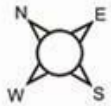
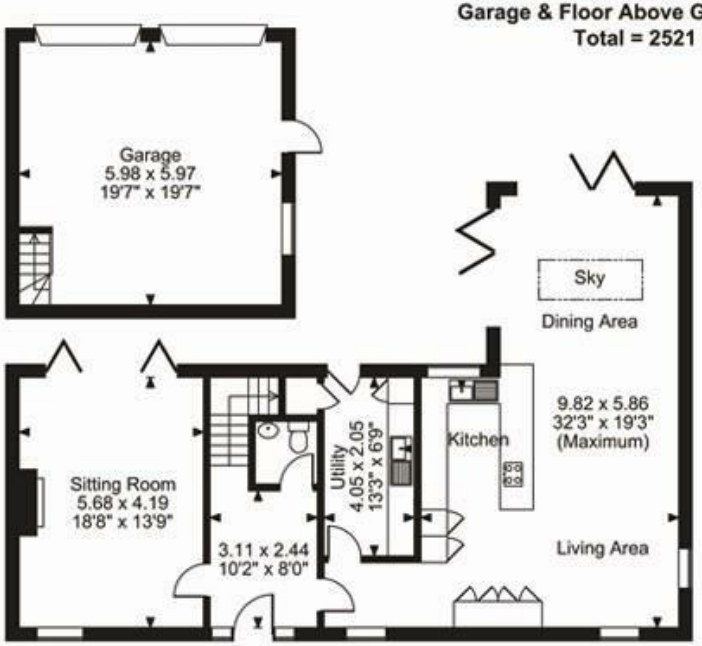
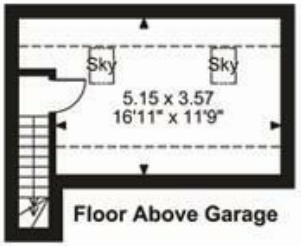
The Old Mushroom Farm, Much Birch, Hereford
Approximate Gross Internal Area
Main House = 1988 Sq Ft/185 Sq M
Garage & Floor Above Garage = 533 Sq Ft/50 Sq M
Total = 2521 Sq Ft/235 Sq M

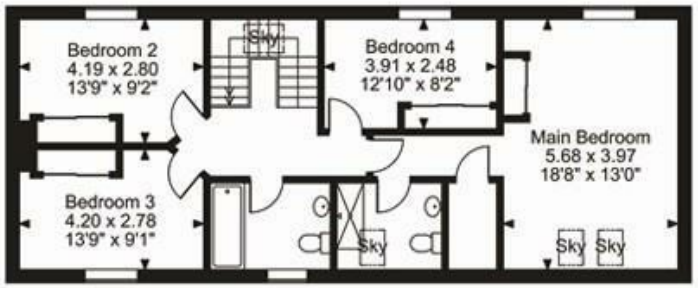




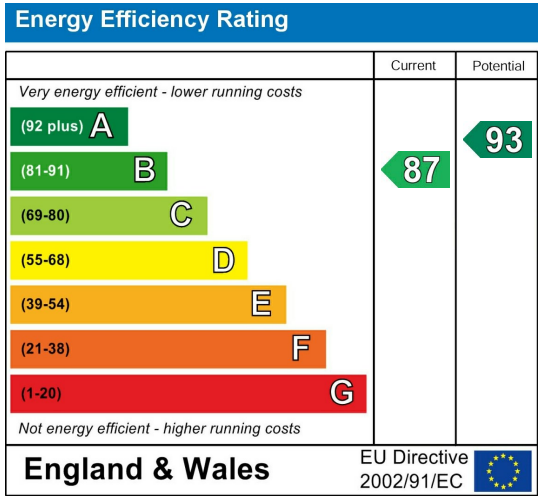
Ground Floor



Floor Above Garage



First Floor



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.