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St. Gabriels, Much Birch, Hereford, HR2 8HY

Located about five miles south of the Cathedral city of Hereford, between the city and Ross-on-Wye, a period stone cottage residence which offers extended accommodation which offers extended, versatile accommodation with an outlook over its own established gardens, in which there is a lawned area, swimming pool and a detached three bay workshop with garage.

£500,000 (Freehold)

Residential Sales

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LOCATION

St Gabriels is located in the village of Much Birch, which has a range of amenities, including a public house, doctor's surgery, community hall and Church. Neighbouring villages offer a fuller range of facilities and Hereford (approximately five miles to the north) and Ross-on-Wye (approximately nine miles to the south) combined offer a fuller range of shopping, leisure and recreational facilities, together with educational establishments with bus stations in each and a railway station available to Hereford. Ross-on-Wye has its access to the M50 spur to the midlands motorway network and A40 through to south Wales.

DESCRIPTION

St Gabriels is a detached period residence which overall offers an extensive level of accommodation, which is centrally heated and double glazed. On the ground floor, from the main front entrance porch, a door opens to a living room with fireplace and a door then continues through to the large kitchen/sitting room, which has a twin aspect and patio doors opening to and overlooking the gardens. From here, there is access to a side porch with utility room, shower room and a ground floor bedroom or further living accommodation. On the first floor, there are three bedrooms and a full bathroom. The property is approached over a driveway, off which there is a modern steel framed three bay workshop/car port and garage structure and the gardens are established, being mainly laid to lawn with established trees and shrubs together with swimming pool and a summer house. In more detail, the accommodation comprises;

ON THE GROUND FLOOR:

Side Porch

1.42m (4'8) x 1.3m (4'3)

With a canopy roof off posts and masonry base and having a double glazed door with adjacent double glazed window to;

Reception Lobby

2.49m (8'2) x 1.4m (4'7)

With sunken lights, radiator and a tiled floor which continues into the utility, shower room, ground floor bedroom suite and the;

Family Living/Dining Room

8.86m (29'1) x 4.83m (15'10) (maximum)

Which in parts comprises;

Kitchen Area

4.32m (14'2) x 3.84m (12'7)

With a double glazed window overlooking the rear garden and having sunken ceiling lights and an extensive range of fitted wood fronted base cupboards with roll edge working surfaces over, tiled surrounds and matching eye level cabinets. Four ring hob with electric oven below, fitted Rayburn (providing central heating and domestic hot water), space for American style freezer, built in dishwasher and with a one and a half bowl sink unit with drainer and mixer tap. Central island with drawers and having working surface over, doubled up as breakfast table, 3' wide opening to inner hall and with a 10' 2 wide opening into the;



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Family Living Room

4.83m (15'10") x 4.47m (14'8")

With double glazed sliding patio doors to two elevations, each having two adjacent double glazed full height windows and from each a fine outlook is enjoyed across the extensive gardens. Sunken ceiling lights, tiled floor, stairway to the first floor and having a pair of doors to;



Sitting Room

4.6m (15'1") x 3.66m (12')

With a door to the front, double glazed window with deep sill to the front, radiator and having a feature stone inglenook fireplace with substantial beam over and fitted wood burning stove. Door to;



Porch

1.83m (6') x .91m (3')

Approached through a double glazed door and with double glazed elevations off a stone base.

Utility Room

2.08m (6'10") x 2.06m (6'9")

With a double glazed window to the rear, fitted base cupboards with working surface over, tiled surrounds and matching eye level cabinets. Single drainer sink unit, recess with plumbing for washing machine and tiled floor.



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Inner Hall

1.85m (6'1) x .97m (3'2)

With tiled floor, radiator and having doors to a shower room and;

Ground Floor Bedroom Suite

6.05m (19'10) x 3.07m (10'1) (widening to 11' 3)

With double glazed windows to the front and overlooking fields to rising countryside in the distance. Radiator.

Shower Room

1.93m (6'4) x 1.93m (6'4)

With tiled walls and having a walk-in wet room shower cubicle with well, tiled walls, twin headed shower unit, low level WC and pedestal wash basin. Ladder type radiator, extractor unit, double glazed window. Tiled floor.



ON THE FIRST FLOOR:

Landing

With a dormer window enjoying a view across a field. Exposed ceiling timber, radiator, area of exposed stone walling and with doors to;



Bedroom 1

4.17m (13'8) x 3.68m (12'1)

With double glazed windows to two aspects, exposed ceiling timbers and wall timbers to one wall. Radiator.

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Bedroom 2

3.07m (10'1) x 2.21m (7'3)

With a double glazed window to the front overlooking the road and fields to rising treelined countryside in the distance. Exposed timbers and a radiator.



Bedroom 3

3.05m (10') x 2.69m (8'10)

With a double glazed window, radiator, access hatch to loft space and wood laminate flooring.

Bathroom

2.92m (9'7) x 2.21m (7'3)

With a double glazed window enjoying the view at the rear and having suite comprising off set corner bath with electric shower over, vanity wash basin and low level WC. Sunken ceiling lights, mirror, radiator and airing cupboard with insulated hot water cylinder.



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OUTSIDE:

A driveway through a five bar wooden gate and post and rail fence opens up to a stoned car parking and turning area, off which is located the PRINCIPLE OUT-BUILDING, which comprises a CAR PORT (PAIR OF OPEN FRONTED GARAGES) 17' 2 by 17', part with breeze block elevations with a roof over and a pair of doors opening to the GARAGE/WORKSHOP (17'2 by 11'7) which has a pair of doors to the front, window to the rear and with electric light and power points. Adjacent to the garage block there is a concrete hard standing area and two gates in a post and rail fence, open to the gardens.

In the gardens there is an oil storage tank. A paving stone area rises to a seating area and an expansive patio/sun terrace with a stone surround and raised beds over. There is also a greenhouse, ornamental pond and steps rise to a lawned garden area, in which there is a SWIMMING POOL which is approximately 6.1M X 3.6MJ

The remainder of the grounds are given over to lawns, a paved seating area and a GARDEN ROOM (12'4 by 9'3) with window to the front, door to the front and with a covered storage area and canopy shelter. There is also a GREENHOUSE STORE (13' by 9') which has two double glazed elevations with a roof over and the remainder of the gardens are lawned and feature established trees and shrubs with barked borders.



COUNCIL TAX BAND E

Payable to Herefordshire Council.

BROADBAND & MOBILE PHONE COVERAGE

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

SERVICES

It is understood that mains electricity and water services are connected to the property. Drainage is understood to be to a private system. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

DIRECTIONAL NOTE

From the city of Hereford, proceed over Greyfriars Bridge and at the roundabout take the first exit onto the Ross Road. Continue from the city and after about 5 miles, the property will be identified on the left hand side opposite the Axe and Cleaver public house.

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FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk , www.rightmove.co.uk or www.zoopla.co.uk.

28th April 2026

ID19643

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ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.