



Symons, Much Dewchurch, Hereford, HR2 8DL



**Sunderlands**  
Residential Rural Commercial



**Symons  
Much Dewchurch  
Hereford  
HR2 8DL**

Summary of Features

- Detached stone house beside the village church
- Lots of character and charm
- Large mature gardens and garage
- Three bedrooms, Two receptions
- Oil central heating
- No ongoing chain

**Asking Price £445,000**

The charm of this detached period house, nestled beside St David's Church and Steiner Academy Hereford, is immediate, tucked in quiet celebration at the heart of this lovely village in south Herefordshire. The property was the former village schoolhouse with historic connections with the Mynde Estate, possibly dating back to the 1760's. The house enjoys a suite of features; built of stone, old fireplaces, windows with built in seats to celebrate the garden green. It also benefits from oil fired central heating, modern kitchen and bathrooms. Symons best offers itself as a home for a family or retirement, being close to neighbourhood facilities and to some lovely walks along footpaths through the Mynde Estate.

**Situation**

Much Dewchurch lies about seven miles south of Hereford and is well placed for Hereford City and the towns of Abergavenny, Monmouth and Ross on Wye. The village has a church, public house, Hereford Steiner Academy and in the nearby village of Wormelow, a village shop. There are walks from the door into the Mynde Estate.

Accommodation in more detail as follows:

**Accommodation**

**Part glazed front door**

Leads to an enclosed porch with meter cupboard, paneled walls up to dado height, double doors opening to -

**Reception Hall**

With radiator, understairs cupboard, stairs to First Floor.

**Living Room**

With secondary glazed windows to rear overlooking the churchyard and a further second glazed window with window seat overlooking the front garden, radiator.

**Study**

Window to rear with window seat, radiator.

**Sitting Room**

Character room with stone fireplace with timber lintel beam over, second glazed window to front with window seat, second glazed window to rear overlooking the churchyard, radiator.

**Kitchen**

Having modern style units to both base and eye level, work surface area with inset stainless steel sink and drainer sink unit, four ring ceramic hob with extractor over and oven under, radiator fitted fridge, dishwasher and washing machine. Windows to front and side and a half glazed door to outside.

Stairs lead from the Reception Hall to the First Floor.

**First Floor**

**Landing**

Landing  
Being part galleried. Radiator.

**Bedroom 1**

Being L-shaped, having secondary glazed window to rear, radiator.

**Bathroom**

Comprising bath, shower over, WC low flush suite, wash hand basin, ladder radiator and secondary glazed window.

**Bedroom 2**

Comprising bath, shower over, WC low flush suite, wash hand basin, ladder radiator and secondary glazed window.

**Bedroom 3**

Secondary glazed window to rear and radiator.

**Outside**

A drive leads through double wrought iron gates, to a Detached Garage 5 x 2.67m with up and over door.

To the side of the house there is an outside WC with adjoining boiler cupboard, housing oil fired central heating boiler.

The garden areas are in two parts, the front section primarily enclosed within high beech screening hedging and laid to lawn. A further garden extends to the side being of good size and again, having hedge borders and being of particular interest to keen gardeners. There is an all brick privy.

**Services**

Mains, water and electricity. Private drainage, oil fired central heating.





**Tenure**  
Freehold

**Directions**

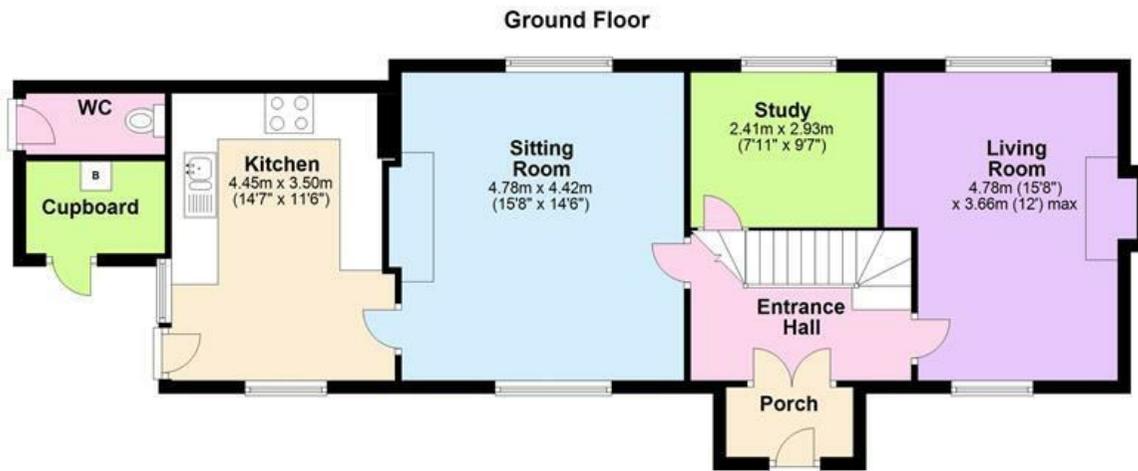
Leave Hereford south over the new bridge, taking the A49 as if going towards Ross on Wye. Continue out of town for about five miles and at the top of The Callow take the right turn onto the A466 towards Monmouth. After about one mile in the village of Wormelaw, take the right turn signposted Much Dewchurch. Once entering the village, pass the entrance to the church and take the left turn as if going into Hereford Steiner School entrance. Follow the drive into the school, staying left and the property will be seen just before the church gates on the left hand side.

**Anti Money Laundering**

The purchaser will be required to provide sufficient identification to verify their identity in compliance with the 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.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>44</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



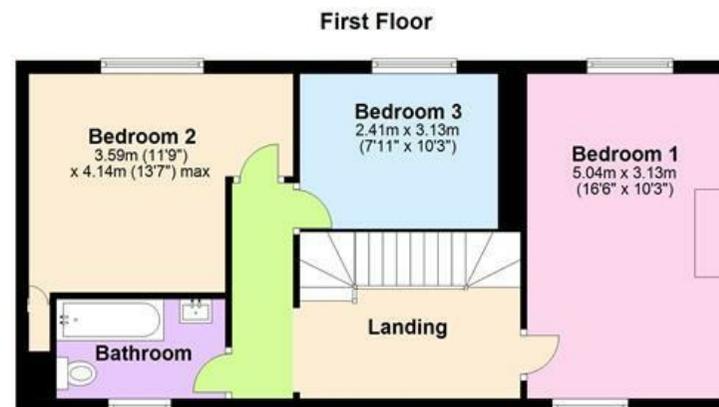
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None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property 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.