



Birtley House Staunton-On-Wye, Hereford, HR4 7NA



Sunderlands
Residential Rural Commercial



Birtley House Staunton-On-Wye
Hereford
HR4 7NA

Summary of Features

- Detached house
- Four bedrooms
- Two reception rooms
- Sought after village location
- Double garage and driveway parking
- Well presented throughout
- No onward chain

Asking Price £530,000

Nestled in the charming village of Staunton-On-Wye, Hereford, this modern detached house offers a splendid opportunity for those seeking a spacious and flexible family home. Boasting four well-proportioned bedrooms, this property is designed to accommodate the needs of contemporary living. The two reception rooms provide ample space for relaxation and entertaining, making it an ideal setting for family gatherings or social events. The house is well presented throughout, ensuring that you can move in with ease and comfort. With two bathrooms, morning routines will be a breeze, catering to the demands of a busy household. The property also features generous parking facilities, accommodating up to six vehicles, which is a rare find in such a sought-after village location. One of the standout features of this home is its no onward chain status, allowing for a smooth and efficient purchase process. The spacious layout and modern design make this property a perfect choice for families or individuals looking for a tranquil lifestyle in a picturesque setting.

Location

Situated in a peaceful location, the property is located in the popular village of Staunton-on-Wye, approximately 10 miles west of Hereford with an outstanding pre-school and primary school, as well as the highly regarded local doctors surgery. It is a short drive to Oakchurch Farm Shop, Café, and Garden Centre and an easy 20 minute drive to Hereford and Hay-on-Wye.

Accommodation

The well presented accommodation comprises: Entrance hall, living room, dining room, kitchen, utility, WC, four bedroom, en-suite shower room and bathroom.

Entrance hall

A spacious entrance hall which takes you into the heart of the property, doors leading off to the ground floor accommodation, stairs rise to the first floor and a useful cupboard can be found towards the end of the hall.

Living room

A feature of the living room is a fireplace with an inset wood burning stove standing on a raised

hearth with a brick surround and mantle shelf over. This part of the property is light and airy, having 2 UPVC double glazed windows with attractive outlooks and double glazed French doors opening out to the rear garden.

Dining room

The dining room has a UPVC double glazed window to the front with an attractive look over countryside, also a working fireplace with a tiled hearth and brick surround with mantle shelf over. The dining room also features an opening through to the kitchen acting as a serving hatch, this area of the property is the perfect place to entertain guests.

Kitchen

The modern and well fitted kitchen has oak working surfaces with an inset single bowl, single drainer sink unit with mixer tap over and cupboards under. The working surfaces continue with an integral dishwasher, cupboards with pull out shelving and drawers under. The kitchen also has a matching breakfast bar, eye-level cupboards wine racks and space for a gas or electric fired range cooker with extractor hood with light over. The kitchen also has a UPVC double glazed window overlooking the attractive rear garden.

Utility

The utility room has an oak working surface with a cupboard under, plumbing and drainage for a washing machine, space for an upright fridge/freezer, also an inset sink unit with mixer tap over and a UPVC double glazed door opening to the rear garden.

WC

Having a low flush WC and wall mounted wash hand basin with tiled splashbacks.

First Floor

Bedroom One & En-suite

Bedroom one has a UPVC double glazed window to the rear overlooking the attractive rear garden, ample room for bedroom furniture and door opening into an en-suite shower room. The en-suite has a modern suite to include, a shower cubicle with a sliding glass door, pedestal wash



hand basin, low flush WC and double glazed obscure window.

Bedroom Two

A spacious double bedroom with an attractive outlook to the front through a UPVC double glazed sliding window.

Bedroom Three

A double bedroom with a lovely outlook to the front through a UPVC double glazed window and space for large furniture.

Bedroom Four

Bedroom four has a UPVC double glazed window to the rear overlooking the garden and could be utilized as a home office.

Bathroom

Having a four piece suite to include a side panelled bath, shower cubicle with sliding door, pedestal wash hand basin and a low flush WC. The bathroom also has a frosted UPVC double glazed window to the side.

Outside

The property is situated in a select and attractive development on the edge of Staunton-On -Wye village and has a good size graveled driveway set to the side with ample parking for plenty of vehicles. There is well maintained hedging to boundaries and a slabbed pathway leading from the driveway to the front garden. The front garden has two small lawns, well stocked floral and shrub borders and steps leading down. The double garage has two up and over doors, window to the side, a door leading out to the rear garden and steps leading up to a fully boarded storage area with light. Subject to any local authority regulations the garage could be converted into further accommodation such as an annex, studio or home office. Adjoining the garage and accessed from the garden is a store room with lighting and a window to the front and rear.

The property enjoys a most private safe and secure rear garden which has been well maintained by the current vendor. The garden has a slab and stoned patio seating area enjoying the daily sunshine, a lawned garden and deep and well stocked floral and shrub borders. There is also a useful storage area to one side of the property, graveled gardens to the other side and also situated in the garden is a

modern double banded oil tank supplying the central heating system. The garden also has outside lighting, an outside cold water tap and a log store tucked away behind the garage.

Services

The property has mains water, mains drainage and oil fired central heating.

Tenure - freehold

Herefordshire council tax band - F







Directions

From Hereford proceed towards Brecon on the A438, continue to Oakchurch Farm shop, and after about another half a mile turn right as signposted Staunton-on-Wye. At the T-junction turn left and then turn right opposite the village school, continue past the doctors surgery on the left hand side and then turn right after about 200 yards. The property is then located 100 yards up the road, immediately in front of you.

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Hereford Branch

Offa House, St Peters Square,
Hereford HR1 2PQ
Tel: 01432 356 161
Email: hereford@sunderlands.co.uk

Hay-on-Wye Branch

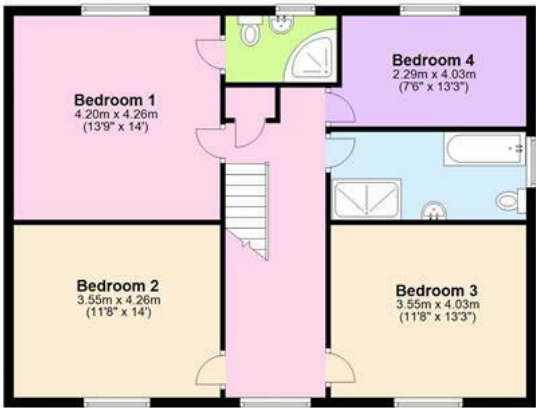
3 Pavement House, The Pavement,
Hay on Wye, Herefordshire HR3 5BU
Tel: 01497 822 522
Email: hay@sunderlands.co.uk

www.sunderlands.co.uk

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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. Sunderland's 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.