



Ross View Barrack Hill, Little Birch, Hereford, HR2 8AZ



**Sunderlands**  
Residential Rural Commercial



**Ross View  
Barrack Hill  
Little Birch  
Hereford  
HR2 8AZ**

#### Summary of Features

- 4 bedroom detached family home
- Delightful south facing gardens
- Popular village
- 4 reception rooms and 4 bedrooms.
- Distant views
- 2 En-suites

**Asking Price £595,000**

Set in the sought-after village of Little Birch, just off a country road, this well presented detached home offers good size accommodation with incredible views.. Built in the 1950's and extended twenty years ago, the accommodation is arranged over two floors, having the benefit of air source central heating, double glazing and solar panels. A particular feature of the property is its delightful gardens and although, not large they are packed with an abundance of plants, flowers and shrubs making it a joy to see. The rear gardens face south and have far reaching views which are particularly enjoyed from the rear sun terrace and the balconies over. The Ground Floor comprises a large kitchen, utility/cloakroom, dining room, sitting room and conservatory all with patio doors and far reaching views and office.

To the First Floor there are four good sized bedrooms, the Master having an en-suite and also a balcony from where the views can be fully appreciated. There is a further en-suite, mezzanine and a family bathroom.

#### **Situation**

Little Birch is a small scattered village lying about six miles south of Hereford, being well placed for Ross on Wye, M50 and also Monmouth. This appealing rural area would be a particular interest to outdoor enthusiast as there are walks straight from the door along green lanes and footpaths. There is a village hall, a Hereford/Ross/Gloucester bus stop, school and shop within easy reach. The renowned Steiner school lies about 2 miles from the house.

#### **Outside**

To the front of the property there is parking for several cars which gives access to the integral garage. One of the many features of this property is its gardens. To the front an arch and gate leads to a private garden area. The garden includes a

Yew hedge providing privacy, a small green house, vegetable garden and pergola forming a shaded seating area. The rear sun terrace enjoys far reaching views over Ross on Wye and beyond towards The Cotswolds. The rear gardens with pond, rowan and Birch trees, further mixed beds and three garden sheds.

#### **Services**

Mains, electricity and water. Shared private drainage system, air source heating and solar panels.

#### **Tenure**

Freehold.

#### **Council Tax Band**

Herefordshire Council - D

#### **Directions**

Proceed south along the A49 as if going towards Ross on Wye. Continue up The Callow and at the top take the left turn towards Kingsthorpe. Just opposite the bus stop, take the left turn down the bank and follow the road around a sharp right hand bend and up Barrack Hill. Towards the top and just before reaching the village hall, the property can be seen on the right hand side as denoted by the Agents For Sale sign.

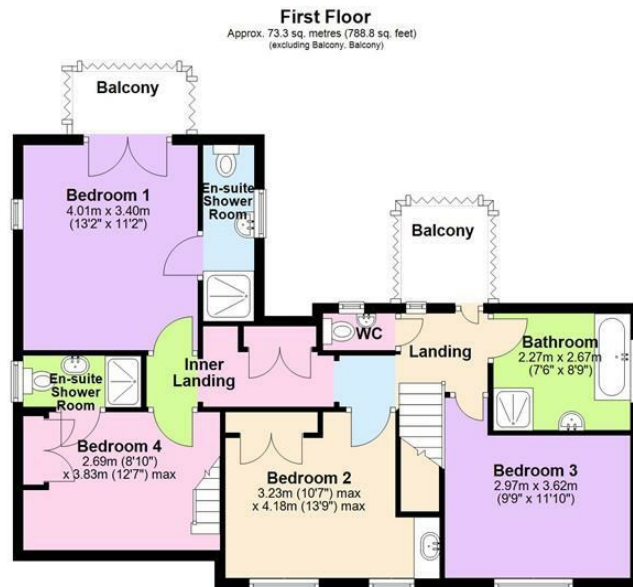
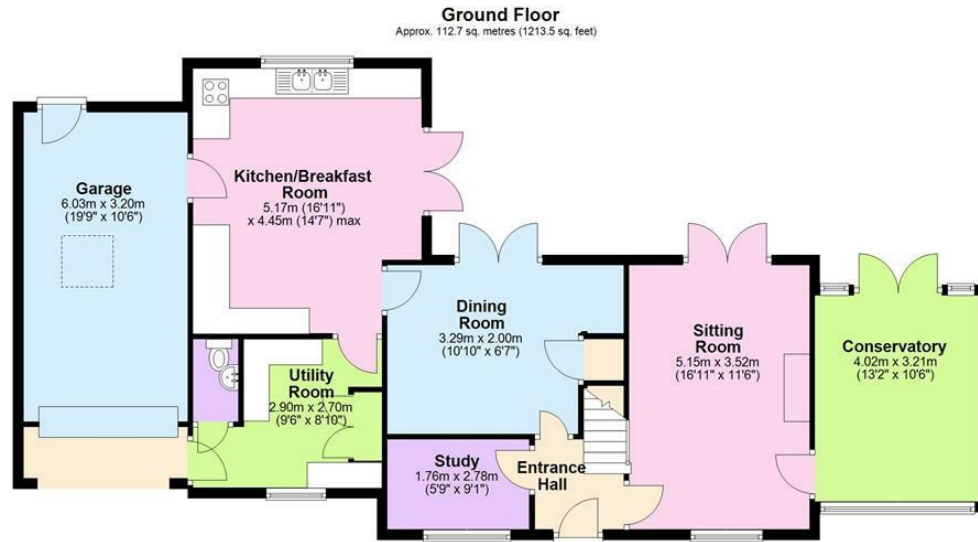
#### **Anti-Money Laundering**

The purchaser will be required to provide sufficient identification to verify their identity to comply 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.









## Sunderlands

### Hereford Branch

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## Energy Efficiency Rating

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

**76**

**62**