



Birch Cottage,  
Tarrington Hereford HR1 4HZ

**£435,000**



**GENERAL INFORMATION**

**Tenure**

Freehold.

**Services**

All mains services are connected.

**Outgoings**

Council Tax: Band D

**Viewing**

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

[www.stookehillandwalshe.co.uk](http://www.stookehillandwalshe.co.uk)

**Offers**

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

**Opening Hours**

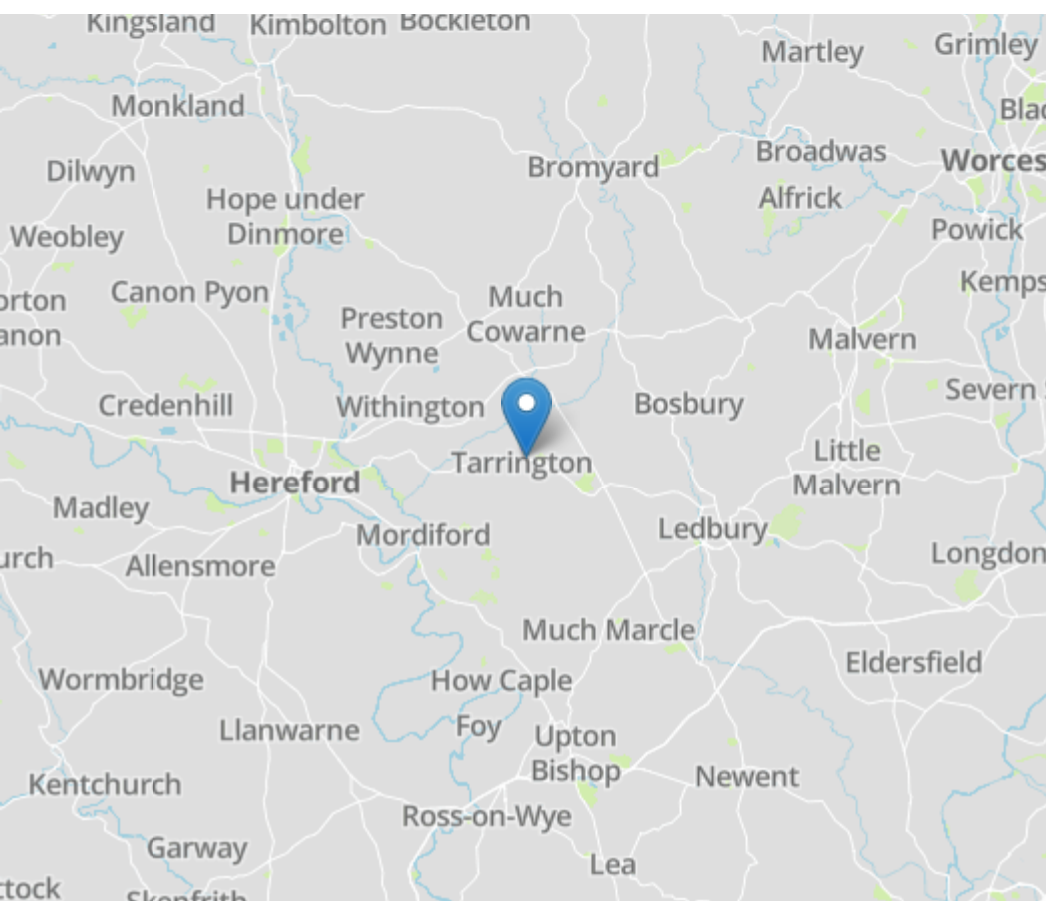
MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

**DIRECTIONS**

From Ledbury proceed on the A438 towards Hereford for approximately 7 miles where you will enter the village of Tarrington. The property can be found on the right hand side.



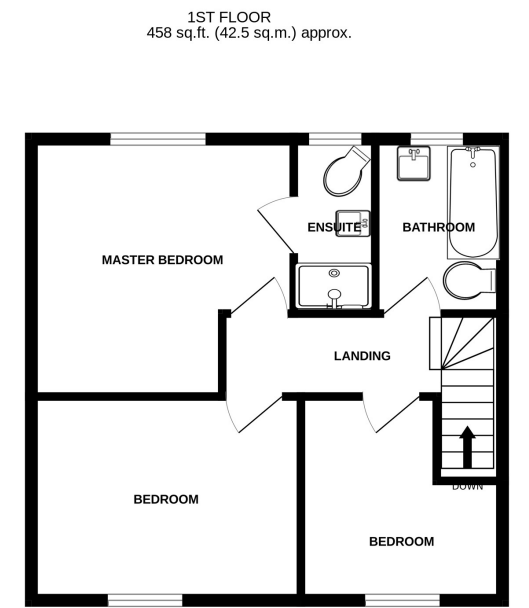
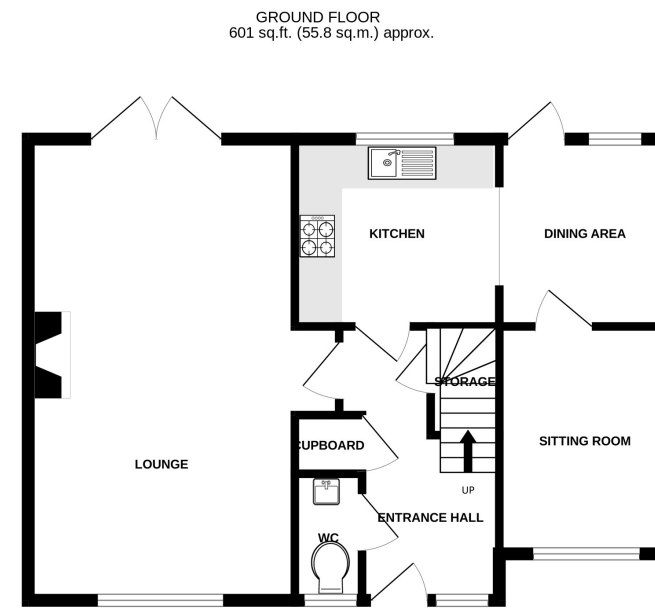
MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.

- Set within a popular village location.
- Convenient for both Ledbury and Hereford.
- A well presented detached house.
- Two Reception Rooms.
- Three Bedrooms.
- Two Bathrooms.
- Private Enclosed Garden.
- Ample Off Road Parking.

**Hereford 01432 343477**

**Ledbury 01531 631177**





TOTAL FLOOR AREA : 1058 sq.ft. (98.3 sq.m.) approx.  
Made with Metropix ©2024

## Birch Cottage

### Situation and Description

Birch Cottage is situated within the popular village of Tarrington which is conveniently placed for both Ledbury and Hereford. The property offers well presented accommodation throughout to include two reception rooms, three bedrooms, two bathrooms, private enclosed garden and ample off road parking.

In more detail the accommodation comprises:

### Ground Floor

#### Entrance Hall

with window to front, radiator, power point, telephone point, tiled floor, door to Understairs Cupboard and Storage Cupboards. Doors to:

#### Cloakroom

with window to front, low flush w.c., wash basin, tiled splashbacks, radiator, tiled flooring.

#### Lounge

21' 2" x 12' 3" (6.45m x 3.73m) with window to front and double doors to rear leading to the garden, feature Adam style fireplace with inset Living Flame gas fire, two radiators

power points, T.V point.

#### Kitchen Area

9' 8" x 8' (2.94m x 2.43m) with window to rear overlooking the garden, range of laminate worktops with cupboards and drawers under, inset stainless steel sink with drainer, built-in electric hob with oven under and stainless steel extractor hood over, eye level wall cupboards, integrated fridge/freezer and dishwasher, tiled splashbacks, power points. Opening to:

#### Dining Area

8' 9" x 7' 10" (2.66m x 2.38m) with window and door to rear, radiator, power points, tiled floor, door to:

#### Sitting Room

10' 4" x 8' (3.14m x 2.43m) a versatile room which can be used as a, dining room, snug or single bedroom, with window to front, hatch to roof space which is fully boarded for storage, radiator, power points, door to Boiler Cupboard housing the Worcester central heating boiler.

### First Floor

#### Landing

with hatch to roof space which is boarded for storage, power points. Doors to:

#### Bedroom One

12' 3" max x 11' 9" max (3.73m max x 3.58m max) with window to rear, radiator, power points, doors to built-in wardrobes, door to:

#### En-Suite

with Velux window to rear, shower cubicle, low flush w.c., pedestal wash basin, tiled splashbacks, radiator, tiled flooring, extractor fan.

#### Bedroom Two

12' 3" max x 9' 1" (3.73m max x 2.76m) with window to front, radiator, power points, double doors to built-in wardrobe.

#### Bedroom Three

9' 9" max x 9' 1" (2.97m max x 2.76m) with window to front, radiator, power points.

#### Bathroom

with window to rear, panelled bath with shower attachment over, low flush w.c., pedestal wash basin, tiled splashbacks, radiator, extractor fan, tiled flooring.

### Outside

#### Approach

The property is approached from the A438 over a gravelled driveway leading to the parking spaces and turning area. To the front

of the property is a curved lawn with established shrubs.

### Garden

The rear garden can be accessed via a wooden side gate and forms a delightful feature of the property and comprises a patio with good size adjacent lawn edged with a wealth of mature shrub and floral beds. The garden is bound on all sides by mature hedging and fences and offers considerable privacy.



### At a glance...

- Lounge  
21'2 x 12'3 (6.45m x 3.73m)
- Kitchen Area:  
9'8 x 8' (2.94m x 2.43m)
- Dining Area:  
8'9 x 7'10 (2.66m x 2.38m)
- Sitting Room  
10'4 x 8' (3.14m x 2.43m)
- Bedroom One  
12'3 max x 11'9 max (3.73m max x 3.58m max)
- Bedroom Two  
12'3 max x 9'1 (3.72m max x 2.76m)
- Bedroom Three  
9'9 x 9'1 (2.97m x 2.76m)

### And there's more...

- Well Presented, Detached House.
- Two Reception Rooms.
- Three Bedrooms.
- Two Bathrooms.
- Private Enclosed Garden.
- Ample Off Road Parking.

### Like the property?

Just call into the office or give us a call on 01531 631177, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.