



1 The Old Mushroom Farm

Much Birch, Hereford
HR2 8HY



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Forming part of this exclusive development of only 5 executive style properties, a superb 4-bedroom detached house offering ideal family/retirement accommodation.

The property which has been beautifully finished throughout, has the added benefit of air-source heating, luxury kitchens and bathrooms, excellent open-plan kitchen/dining/living room, attractive landscaped gardens, detached double garage with office above and to fully appreciate this property we strongly recommend an internal inspection.

The property is situated within easy driving distance of both Hereford and Ross-on-Wye with its M50 links and there is also a range of amenities available in Much Birch and the nearby villages of Wormelow and Kingsthorpe including primary school, church, public house, shop, countryside walks and daily bus services.

In more detail, the superb accommodation comprises:-

Ground floor

Canopy Porch

Panelled ceiling, recessed spotlighting and entrance door through to the

Spacious Reception Hall

Feature tiled floor, carpeted staircase to the first floor, recessed spotlighting, coat-hooks and door to the

Downstairs Cloakroom

Low flush WC, vanity wash hand-basin with storage below, display shelf, feature tiled floor, extractor fan, recessed spotlighting and illuminated wall mirror, decorative walls.

Impressive Lounge

Feature tiled floor, recessed spotlighting, large double glazed window to the front aspect enjoying a pleasant outlook across the fishpond, feature brick fire surround with electric coal-effect stove, bi-fold doors with electrically controlled blinds opening onto the rear patio and garden.

Utility Room

Single bowl sink unit with pot washer style mixer tap over, range of quartz worksurfaces, wall and base cupboards, recessed spotlighting, space and plumbing for washing machine and tumble dryer, feature tiled floor, range of coat-hooks and shelving, partially double glazed door to the rear patio and garden, understairs storage area.

Superb Kitchen/Dining/Family Room

Kitchen area - comprehensively fitted out with a range of wall and base units, 1½ bowl sink unit with Quooker hot and cold tap, extensive range of quartz worksurfaces and breakfast bar, built-in wine-cooler, feature tiled floor, AEG 5-ring gas hob with contemporary AEG extractor hood over, built-in AEG double oven and microwave with cupboards above and below, further range of useful store cupboards with free-standing American-style fridge/freezer with ice dispenser and pull-out shelves, recessed spotlighting, high-level double glazed window overlooking the rear garden with electric blind, built-in AEG dishwasher, pull-out recycling bins. Dining area with feature tiled floor, double glazed windows to the front and side aspects with Venetian blinds, decorative wall, range of lighting. Living area with feature tiled floor, 2 sets of bi-fold doors opening onto the rear patio and garden, decorative wall, recessed spotlighting and feature lantern roof with manual blinds and range of lighting.

A turning carpeted staircase leads up to the

First floor

Landing

Fitted carpet, radiator, recessed spotlighting, Velux window to the rear, access hatch to the loft space and door to the

Main Bedroom Suite

An impressive light and airy room with fitted carpet, 2 Velux windows to the front aspect with pull-down blinds, double glazed window to the rear with Venetian blind, radiator, range of bespoke Sharps built-in wardrobes, walk-in airing/store cupboard with shelving and luxury **En-suite Shower Room** with suite comprising large double walk-in shower cubicle with glazed screen, twin showerhead over, vanity wash hand-basin with storage below, display shelf and splashback over, low flush WC, feature tiled floor with underfloor heating, ladder style towel rail/radiator, Velux window with blind, extractor fan and illuminated mirror with shaver socket and utensil holders below.

Bedroom 2

Fitted carpet, radiator, double glazed window to the front aspect with Venetian blind enjoying a pleasant outlook, range of bespoke Sharps built-in wardrobes.

Bedroom 3

Fitted carpet, radiator, double glazed window to the rear enjoying a pleasant outlook with Venetian blind and range of bespoke Sharps built-in wardrobes.

Bedroom 4/Dressing Room

Fitted carpet, radiator, extensive range of bespoke Sharps built-in bedroom furniture, double glazed window overlooking the rear garden with Venetian blind.

Luxury Bathroom

Suite comprising large panelled bath with twin showerhead and glazed screen over, feature tiled floor, low flush WC, vanity wash hand-basin with store cupboard below, shelf with splashback over, illuminated mirror with shaver socket below and utensil holders, ladder style towel rail/radiator, double glazed window with Venetian blind, recessed spotlighting, extractor fan.

Extensive Double Garage

Currently being used as a gym with laminate flooring, recessed spotlighting, electric heating and a carpeted staircase leading to a loft room above the garage which would be a perfect home office with a range of built-in cupboards and desk unit, laminate flooring, power and light points, 2 Velux style windows with blinds.

Outside

To the front of the property there is an extensive driveway providing ample off-road parking facilities with space perfect for a motorhome/caravan/trailer and then a decorative arch and gate opens through to the front garden which has been landscaped for easy maintenance and well stocked with a variety of flowers and shrubs, enclosed by fencing and feature fishpond with running water. To the immediate rear of the property there is an extensive paved patio entertaining space providing the ideal suntrap with seating area with (Beefeater stainless steel barbecue - available by separate negotiation), steps then leading onto the main garden which is attractively laid to lawn and bordered by a variety of flowers and shrubs with corner composite decked area providing further seating space and benefitting from a jacuzzi hot tub (to remain). In the far corner of the garden there is a detached garden store/workshop with double doors, power and light points, ample storage space, built-in dog kennels and glazed windows. To the side there is useful greenhouse, further garden store and access to the rear can be gained via both sides of the property

Agent's Note

The beautiful landscaped gardens form a special feature of the property and really must be seen to be fully appreciated.

General information

Services

Mains water, electricity and drainage are connected. Telephone (subject to transfer regulations). Air-source heating.

Outgoings

Council tax band F - payable 2023/24 £3121.99
Water and drainage - metered supply.

Tenure & possession

Freehold - vacant possession on completion.

Directions

Proceed south out of Hereford on the A49 Ross-on-Wye road. After passing through Much Birch, pass the Axe & Cleaver public house on the left hand side and after approximately 100 yards turn left into a private drive which leads to number 1 The Old Mushroom Farm. What3words -

Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

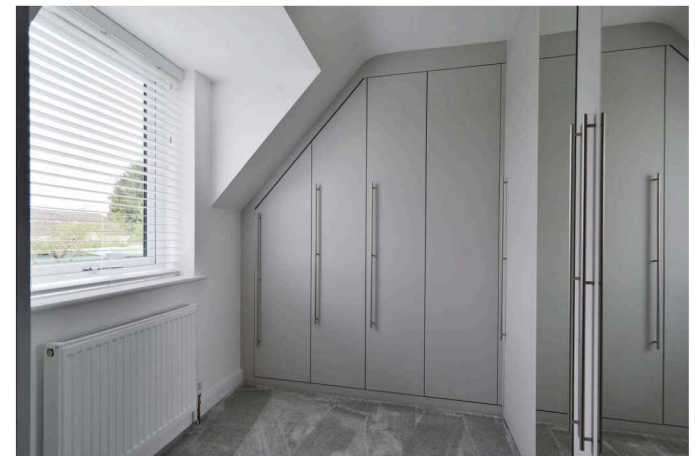
Money laundering regulations

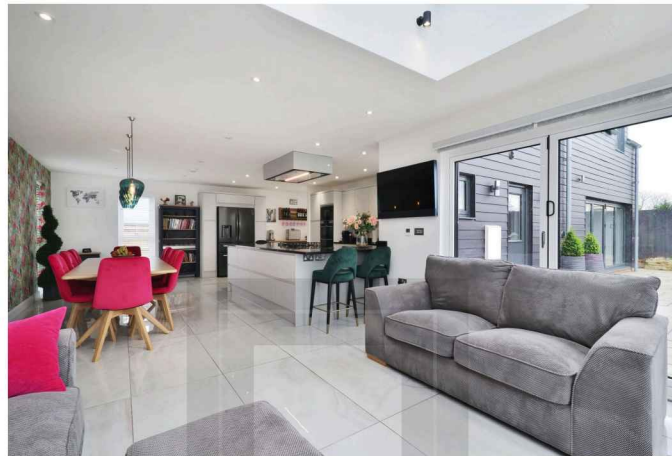
To comply with money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale.

Opening hours

Monday - Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 2.00 pm

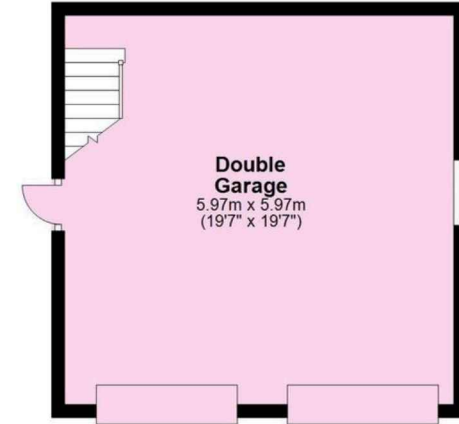
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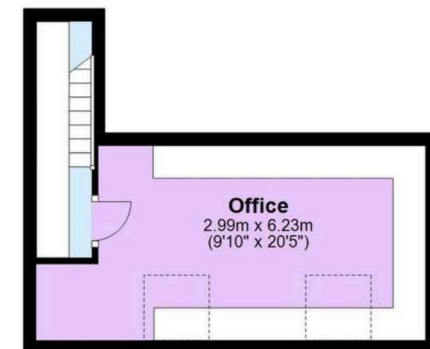
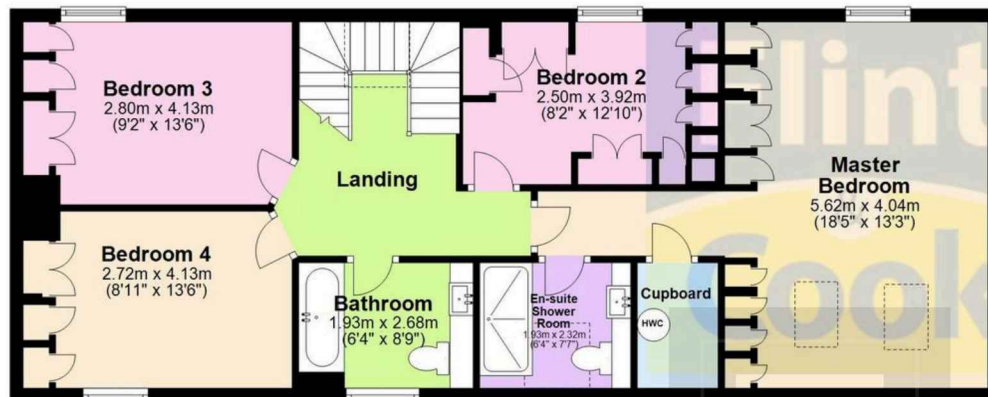
Ground Floor

Approx. 134.5 sq. metres (1447.9 sq. feet)



First Floor

Approx. 103.1 sq. metres (1109.4 sq. feet)



Total area: approx. 237.6 sq. metres (2557.2 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.



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