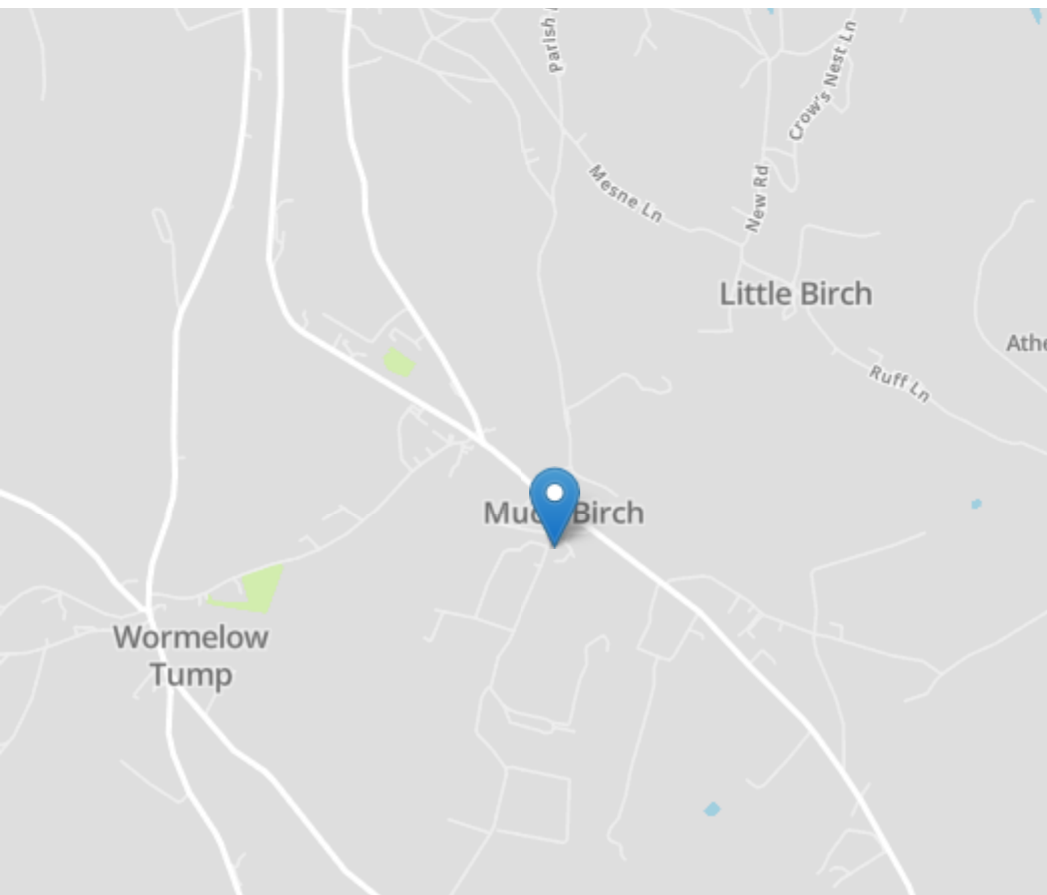




DIRECTIONS

From Hereford City proceed south onto A49 towards Ross on Wye for approximately 5 miles and going through the village of Much Birch, turn right signposted 'Surgery', after approximately 50yards turn onto 'Church Lane, Private Road' and the property is approached via the first driveway on the left hand side, as indicated by the Agents For Sale Board. For those who use 'What3words' //aside.nuns.brambles



GENERAL INFORMATION

Tenure

Freehold

Services

Mains electricity, and water are connected to the property. Private drainage. Oil fired central heating.

Outgoings

Council tax band 'E'

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

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	76
(21-38)	F	52
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		

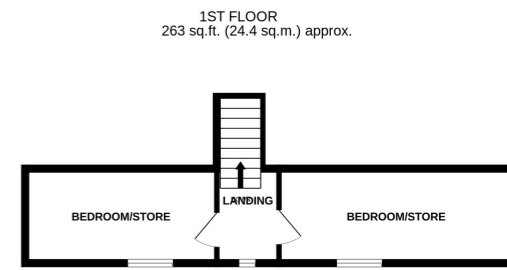
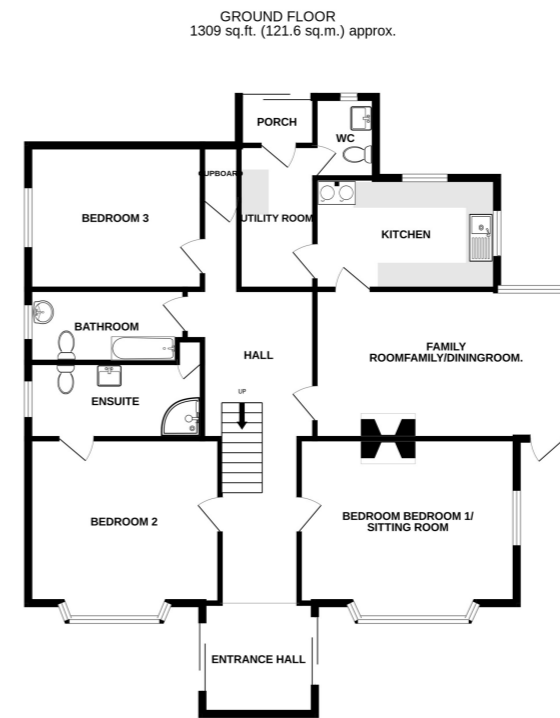
MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are 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.

Mayfield,
Much Birch Hereford HR2 8HT

Guide Price £425,000



• Five bedroom detached dormer style bungalow • Ground floor bedroom with en-suite shower • Garage, carport and ample off road parking.



TOTAL FLOOR AREA: 1572 sq.ft. (146.0 sq.m.) approx.
Made with Metropix ©2024

OVERVIEW

This 1950's period, four/five bedroom detached dormer style bungalow offers spacious living accommodation comprising, spacious reception hall, open space living, kitchen, utility, cloakroom, second reception/bedroom one, ground floor bedroom two with en-suite shower room, bedroom three, family bathroom, two further bedrooms on the first floor, garage, carport, sheds, gardens, ample parking for numerous vehicles, double glazing, and oil fired central heating. Much Birch is a much sought-after village roughly halfway between the market town of Ross-on-Wye and the Cathedral City of Hereford. There are plenty of amenities on offer, including a doctors surgery, a highly regarded country pub in Much Birch and garage in Wormelow and bus stops. The village of Kingsthorpe which is connected to Much Birch has a primary school, and there is a well-stocked village store and post office in Wormelow, just a short distance away and the well regarded Steiner school being in the Village of Much Dewchurch, approximately 2 miles distance.

In more detail the property comprises:
Sliding double glazed doors from the side of the property lead to:

Spacious Reception Hall

With oak flooring throughout, two radiators, and stairs giving access to first floor.
Door to:

Open Plan Living Area

3.37m x 7.88m (11' 1" x 25' 10")
With garden room off, with fully double glazed walls with pleasant outlook to the garden, feature fireplace, with fitted Clearview stove and oak mantle over, large panelled radiator, sliding patio style doors leading to side patio and garden.

Kitchen

2.51m x 4.0m (8' 3" x 13' 1")
Being pleasantly fitted with a range of cream Shaker style units, comprising single drainer sink with drawers and cupboards below, adjacent laminated working surfaces with drawers and cupboards,

pantry style unit with shelving, range of eye level wall cupboards with tiled surround to working surfaces, oil fired double oven AGA for cooking purposes with tiled surround, dual aspect double glazed windows to front and side, and ceramic tiled floor.

Utility Area

With ceramic tiled floor, worktop with space under and plumbing for washing machine, eye level store cupboard, space for fridge/freezer, and radiator.
Door to:

Cloakroom

A white suite comprising low flush WC, bracket wash hand basin, radiator, and ceramic tiled floor.

Reception/Formal Sitting Room/Bedroom 1

4.30m x 4.85m (14' 1" x 15' 11") into bay.
This room is multi functional depending on a purchaser's requirements, with chimney breast with inset hearth, radiator, bay window with pleasant outlook to the garden and beyond and further double window with outlook to side aspect.
Door to:

Bedroom 2

4.27m x 4.28m (14' 0" x 14' 1")
With radiator, double glazed bay window, and power points.
Door to:

En-suite Shower Room

With large corner shower cubicle with shower boarding and folding door, vanity wash hand basin with storage beneath, bidet, low flush WC, fully tiled walls, double glazed window to the rear aspect, and airing cupboard with linen shelving.

Inner hallway

Approached from the back of the reception hall.
Having further oak flooring.

Door to:

Family Bathroom

With white suite comprising enamelled bath, low flush WC, pedestal wash hand basin, fully tiled walls, shower over the bath with shower boarding, screen and Triton electric shower.

Bedroom 3

3.65m x 3.18m (12' 0" x 10' 5")
With radiator, power points, access to roof space, and glazed window with outlook to the side.
Adjoining this bedroom and approached from the inner hallway is:

Small Storage Room

This could easily be converted into an additional en-suite shower if so required and have been informed there is a soil pipe capped underneath the flooring in readiness, if so required.

Oak staircase leads from the reception hall to:

FIRST FLOOR

Landing

A circular double glazed window giving outlook to the surrounding countryside.
Door to:

Bedroom 4

2.16m x 5.42m (7' 1" x 17' 9")
A dormer room with part restricted head height and eaves storage, radiator, and south facing double glazed window with far reaching views.

Bedroom 5

2.15m x 4.22m (7' 1" x 13' 10")
A dormer room with part restricted head height and eaves storage, radiator, and south facing double glazed window with far reaching

views..

OUTSIDE

The property is approached from the private lane over a large timber gate giving direct access to large gravelled driveway providing parking for numerous vehicles. Directly in front there is a timber garage and from here the formal gardens wrap around the property with steps leading up onto a paved pathway giving access up to the front entrance via the double patio doors as mentioned earlier, and from here there's a lawned garden area to the side which then wraps around to the far side of the property where there's a further lawned garden area with ornamental trees, shrubs. The garden as a whole is quite a blank canvas for an incoming purchaser to make their own mark. Adjoining the far side of the bungalow there is a large lean-to carport, a brick built log store, coal store to one side, outside lighting, and to the one side of this area there is tool shed, the oil tank and external oil fired Worcester Bosch Central heating boiler serving domestic hot water and central heating.

Timber Single Garage

With up and over door.

Large Lean-To Carport

3.0m x 8.50m (9' 10" x 27' 11")



At a glance...

- Kitchen 2.51m x 4.0m (8' 3" x 13' 1")
- Open Plan Living Area 3.37m x 7.88m (11' 1" x 25' 10")
- Reception/Formal Sitting Room/Bedroom 1. 4.30m x 4.85m (14' 1" x 15' 11")
- Bedroom 2. 4.27m x 4.28m (14' 0" x 14' 1")
- Bedroom 3. 3.65m x 3.18m (12' 0" x 10' 5")
- Bedroom 4. 2.16m x 5.42m (7' 1" x 17' 9")
- Bedroom 5. 2.15m x 4.22m (7' 1" x 13' 10")
- Lean-To Carport 3.0m x 8.50m (9' 10" x 27' 11")

And there's more...

- Commutable to M50
- Close to local amenities
- Popular residential area

Like the property?

Just call into the office or give us a call on 01432 343477, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.