



QUARRY COTTAGE

Little Birch, HR2 8AZ



**Quarry Cottage
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HR2 8AZ**



Set in gardens and grounds of approximately half an acre, a large, detached cottage offering excellent living and outside space, ideal for a growing family, all set in the heart of a very popular and sought after village.

Guide Price £715,000

Situation and Description

Little Birch is a delightful village which lies in south Herefordshire just 4 Miles from the cathedral city. Hereford offers an extensive range of facilities and services with a choice of shops and supermarkets, restaurants, a multiplex cinema, city hospital, mainline train station and much more. Along with the nearby villages of Kingsthorpe and Much Birch, local facilities include a doctor's surgery, primary school, hotel and restaurant, pubs, and village church.

Quarry Cottage itself occupies a large plot of around ½ an acre, with the house lying at the rear of the plot. The accommodation is very spacious with three good sized reception rooms and a study all on the ground floor. On the first floor there are four bedrooms with the master suite having a dressing room and large en suite shower room. Other benefits include double glazing throughout the house, oil fired central heating, a well fitted kitchen and excellent outside space.

From the village road a private drive leads to the house where a front door opens into an entrance hall with cloakroom off and archway to the main reception hall. From here access can be gained to a very light and spacious sitting room, with windows on three sides and doors leading out to a large patio. A separate dining room is ideal for entertaining and has a double aspect with fireplace and wood burner at one end. A study then provides a quieter space to work and leads to a living room which has a dual aspect, doors leading out to the gardens and a fireplace with fitted wood burner and bookcases to either side. A well-appointed kitchen then includes an Esse oil fired and electric range cooker, plenty of cupboard space, granite working surfaces, deep fill sink, tiled floor, built in freezer, space and plumbing for a washing machine and door to outside.

From the main hall a staircase leads up to a very spacious master bedroom which has a dual aspect and its own walk in dressing

room with shelving and hanging rail, as well as a separate large en suite shower room. There are then three further individual bedrooms with one having access to a large under eaves storage cupboard. All three bedrooms are then supported by a family bathroom.

Outside

The property is approached by its own driveway which provides extensive parking and turning space and gives access to a detached double garage (17'5 x 17'7), with doors to front and side and windows to the rear. The gardens and grounds then extend to approximately half an acre and are enclosed by mature mixed hedging and trees, which provide a great deal of privacy. Laid mainly to lawn the gardens lie to the front and side with a very large patio adjoining the house ideal for barbecues, etc.

Services and Considerations

Mains electricity and water. Private septic tank drainage. Oil fired central heating.

Tenure Freehold

Council Tax Band: G

EPC E 41/83

Mobile Phone Coverage 4G

Broadband Fibre

It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. These and any matters relating to Rights of Way should be checked with your Solicitor or Surveyor.

Prospective purchasers: Upon submitting an offer, we will require by law, proof of ID for all buyers. A picture ID and a separate address ID together with proof of funding.



Hallway leading through to living room







Kitchen / dining room / study





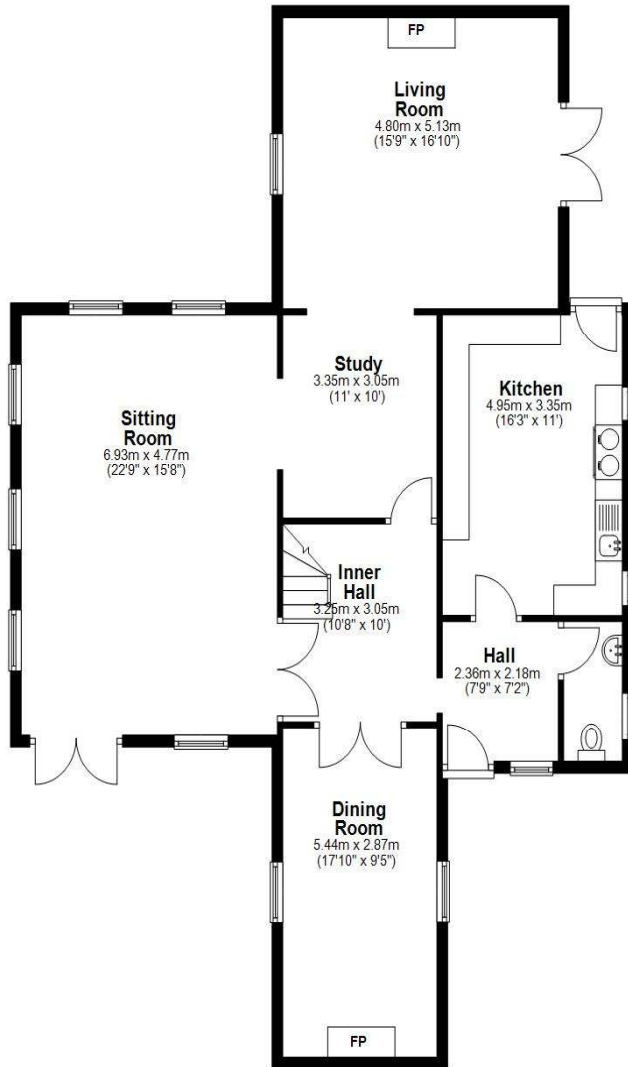


Three further bedrooms with supporting bathroom

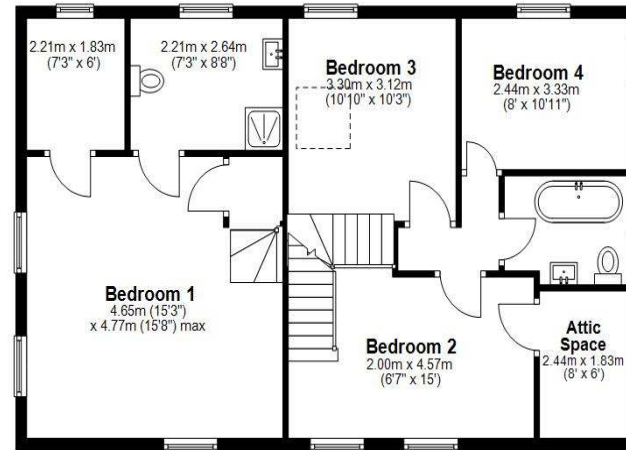




Quarry Cottage - Ground Floor



First Floor



Plans created by Brookes Bliss Ltd - Plans are not to be assumed as accurate and are not to scale.
Plan produced using PlanUp.

Directions

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From Hereford take the A49 towards Ross on Wye and continue out of the city for approximately 2 miles. At the top of Callow Hill turn left for Kingsthorpe and after a further ½ mile turn left opposite the bus shelter for Little Birch. Follow this road bearing left and go up the hill and just before reaching the village hall, Quarry Cottage will be found on the left-hand side.



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