



Newcroft Farm  
Much Birch | Hereford | HR2 8HY

FINE & COUNTRY



# Step inside

## Newcroft Farm

This wonderful property sits in a very private location within a small exclusive community on the edge of Much Birch village. An imposing renovated farmhouse, with bright and contemporary accommodation arranged over three floors, Newcroft Farm is a beautiful family home with so much to offer.

Much Birch is a popular village, located roughly halfway between the market town of Ross-on-Wye and the cathedral city of Hereford. The village itself enjoys a village hall, doctors surgery, a primary school and two pub-restaurants. A huge range of schooling, shopping and leisure facilities can be found in Hereford and Ross-on-Wye, with an array of beautiful countryside walks scattered around the village.

The house has underfloor heating from a ground-source heat pump and benefits from a superfast fibre-to-the-house broadband connection.

To the ground floor is a beautiful open plan kitchen-dining room and lounge area, living room, home study, utility room and cloak room, as well as access into the indoor heated swimming pool.

The first floor offers four double bedrooms, 2 with en-suites, a family bathroom and an incredible terrace from the principal suite with beautiful views.

On the second floor is a landing area giving access to two double bedrooms, a living area and a bathroom.

The property sits within a plot of over 5 acres, including beautifully landscaped gardens to the rear, a large paddock with fruit trees to the front, a turning circle parking area and a detached triple garage with spacious home office/studio above.

As you enter the house, you are greeted by an entrance hallway with staircase to the first floor and access to a ground floor cloak room with W.C and wash basin.

Off the hallway is a spacious home study looking out to the front and side of the house through bay windows, with a useful walk in storage cupboard housing the electrical controls for the speaker system that can be found throughout much of the main house.

To the far end of the hallway is a lovely living room with side and rear aspect and exposed ceiling beams. Being separate from the main reception area of the house, this could work well as a children's playroom or games room.

Undoubtedly the most impressive area of the house is the fantastic open plan kitchen-living-dining room. The contemporary kitchen features a large central island with wine fridge, integrated microwave, Quooker instant boiling water tap, and plenty of additional storage. The kitchen has a Smeg cooker with 7 ring gas hob, an integrated dishwasher and Belfast sink. Double doors lead outside from the kitchen, and a sliding glass door with security code leads from the large dining area to the indoor swimming pool.



The living area and dining area are partly separated by a column housing a woodburning stove which is double sided facing into both the spaces. There is a bay window in the living room looking out to the front of the property and two long windows looking into the swimming pool.

From the kitchen, a small passageway with storage cupboards leads into the utility room, which houses the ground-source heat pump and water and tank with additional storage cupboards, space for appliances, a door leading outside and a covered well.

The indoor heated swimming pool is another great feature, with its own shower room, a pump room and two sets of sliding doors to the gardens.

The staircase leads from the entrance hallway and takes you to a bright and open landing area with storage cupboard and a small balcony overlooking the grounds to the front of the house.

From the landing, you have access to four lovely, spacious bedrooms. The principal suite is very impressive, being an exceptional size, with fitted wardrobes and a beautifully appointed en suite with roll top bath, shower, wash basin and W.C. There is a door from the bedroom leading out to a spacious terrace which gives beautiful views over the gardens and countryside beyond.

The second bedroom enjoys views to the front over the grounds of the property, and has an en suite shower room. Bedrooms three and four are both a good size, with side and rear aspects, both having easy access to the family bathroom.

A staircase leads from the first floor landing to the top floor, which has a family bathroom and two double bedrooms, one of which features a large living area, ideal for a range of potential uses. This top floor area could easily be used as a self contained apartment for relatives if desired (subject to any relevant planning permission).







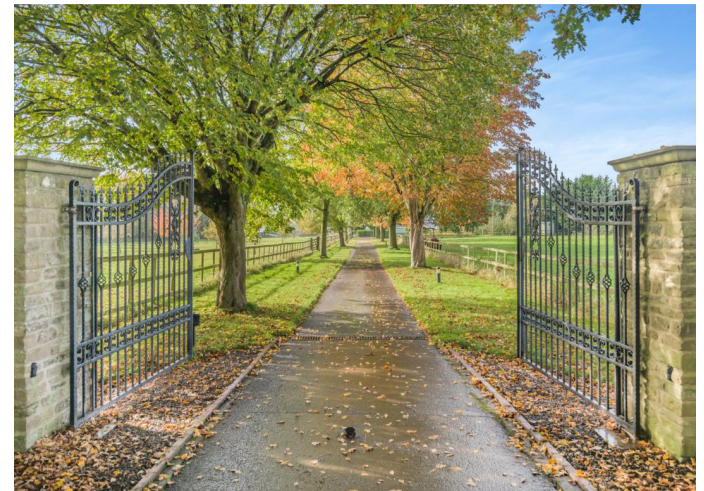
# Step outside

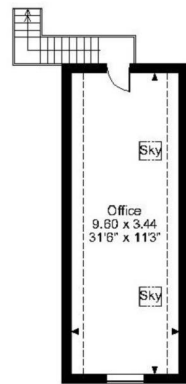
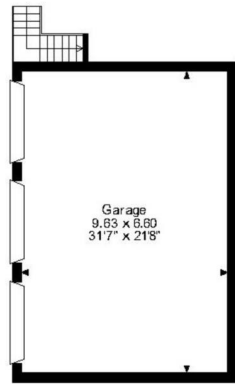
## Newcroft Farm

Set within a plot of just of 5 acres in total, the property is accessed via a private driveway, giving access to a turning circle parking area. From here you have access to a triple detached garage to the south-east side of the house. The garage offers a charging point for electric car, with a fantastic home office above, offering a stunning west facing outlook.

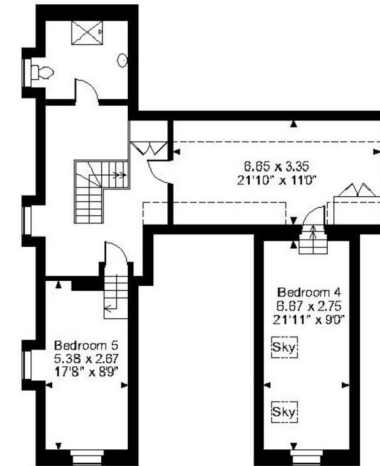
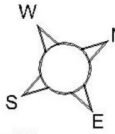
The grounds themselves comprise 2 large paddocks running either side of the entrance driveway, dotted with young specimen trees and fruit trees. To the rear and side of the house are lovely gardens, with areas of lawn, patio, raised vegetable beds and a pond to the far end. The beautiful views can be enjoyed from the rear gardens, taking in the sunset over beautiful Herefordshire countryside.

**DIRECTIONS** Head out of Ross-on-Wye along the A49 towards Hereford, passing through the village of Harewood End. On reaching Much Birch, the gated entrance to Newcroft Farm will be found on the left hand side shortly after passing a large pull-in lay-by also on the left hand side. As you enter through the gates, the property can be found a short distance along on the left hand side.

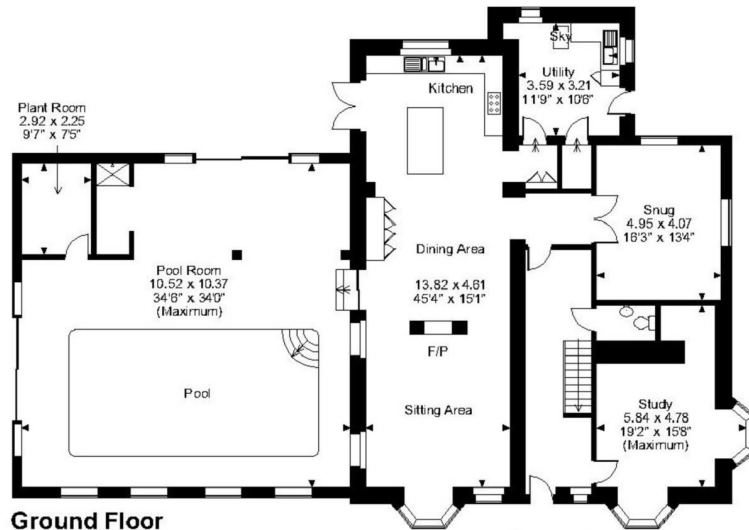




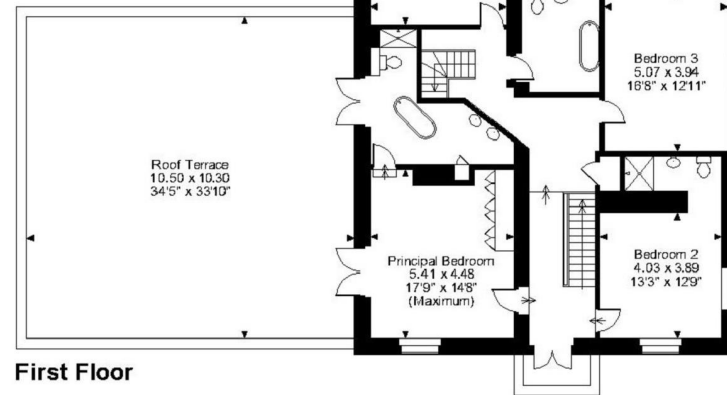
Approximate Gross Internal Area  
 Main House = 5153 Sq Ft/479 Sq M  
 Garage = 684 Sq Ft/64 Sq M  
 Office = 277 Sq Ft/26 Sq M  
 Roof Terrace external area = 1164 Sq Ft/108 Sq M  
 Total = 6114 Sq Ft/569 Sq M



Second Floor



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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Postcode: HR2 8HY | Tenure: Freehold | Tax Band: G | Authority: Herefordshire Council | Heating: Ground source heat pumps | Drainage: Private



\*Internet speed according to the BT Availability Service using the postcode and landline  
 All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright© 2019 Fine & Country. Registered in England and Wales. Company Reg No. 09165140. Registered at 30 High Street, Chepstow, Monmouthshire NP16 5LJ



| Energy Efficiency Rating                    |   | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | A |         |           |
| (85-100)                                    | B |         |           |
| (65-84)                                     | C |         |           |
| (50-64)                                     | D |         |           |
| (35-49)                                     | E |         |           |
| (21-34)                                     | F |         |           |
| (1-20)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
| England & Wales                             |   | 62      | 68        |
| EU Directive 2002/91/EC                     |   |         |           |



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