



Daneswood

Little Birch | Hereford | Herefordshire | HR2 8AS

FINE & COUNTRY



Step inside

Daneswood

This beautiful detached village home sits in an elevated setting overlooking beautiful Herefordshire countryside to the south-west, and has been lovingly upgraded by the current owners, boasting tastefully finished décor throughout and bright, spacious accommodation

The accommodation has a lovely bright and fresh feel throughout, with three good sized reception rooms, kitchen, utility and shower room to the ground floor, and three double bedrooms, a single bedroom and two bathrooms to the first floor.

Outside are well maintained gardens, with a large gated parking area, detached garage with seating terrace above and glorious south facing countryside views.

Little Birch is a small village located just a few miles south of the cathedral city of Hereford. The surrounding countryside is among the most scenic in the county, with beautiful walks in nearby Aconbury Woods, and far reaching views over towards the Wye Valley and Black Mountains.

Nearby Kingsthorpe has a bus stop and primary school, with a selection of pubs and a village shop slightly further afield in Much Birch and Wormelow. Hereford offers a huge range of options for schooling, shopping and leisure facilities.

Step inside

The front door leads into an entrance hallway, and from here you turn left into a beautiful living room, complete with engineered oak flooring, a woodburning stove to the centre wall and bi-fold doors leading outside to the terrace.

The kitchen is very tastefully finished, with a range of high-quality units and hardwood worktops. There is a cream-coloured Aga oven, wine cooler, Belfast sink and space for additional appliances, with a window looking out to the front of the property and enjoying those wonderful views.

Just off the kitchen is a second, smaller kitchen-utility room, with high quality fixtures and includes an eye level electric oven, electric hob, sink and plenty of storage space. There is also a shower room accessible from here, which has been beautifully finished with attractive tiling, and featuring an open shower, W.C and wash basin.

One of the most appealing rooms of the house is the open-plan lounge-dining room, which enjoys a double aspect to both front and rear gardens, allowing plenty of light to fill the room.



The lounge area features a woodburning stove, opening to the kitchen and window to front aspect. The dining area boasts a vaulted ceiling, with floor to ceiling windows to one wall and a door leading outside, and a second window overlooking the rear gardens.

A staircase leads from the entrance hallway to the first floor landing, with loft hatch to the attic space and access to the four bedrooms.

The principal suite is spacious and finished with a tasteful neutral décor, featuring extensive fitted wardrobes and drawers to one wall, with a window to the front aspect and open-fronted en-suite with double width shower cubicle, vanity wash basin and W.C.

The three additional bedrooms all enjoy either views to the front or rear, and there is a modern, well appointed family bathroom with free standing bath, wall mounted vanity double wash basin, W.C, heated towel rail and storage cupboard.

AGENTS NOTE: The property is being sold with no onward chain.







Step outside

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Sit within a third of an acre, the property enjoys beautifully maintained gardens to both front and rear, with expanses of lawn, a raised vegetable plot, garden shed with wood store and a hot tub area to the side of the house.

There are delightful views over fields and woodland to the rear, but the truly panoramic south facing views are to the front, best enjoyed from the recently created terrace above the garage. These views take in sections of the Wye Valley to the south and the black Mountains to the west.

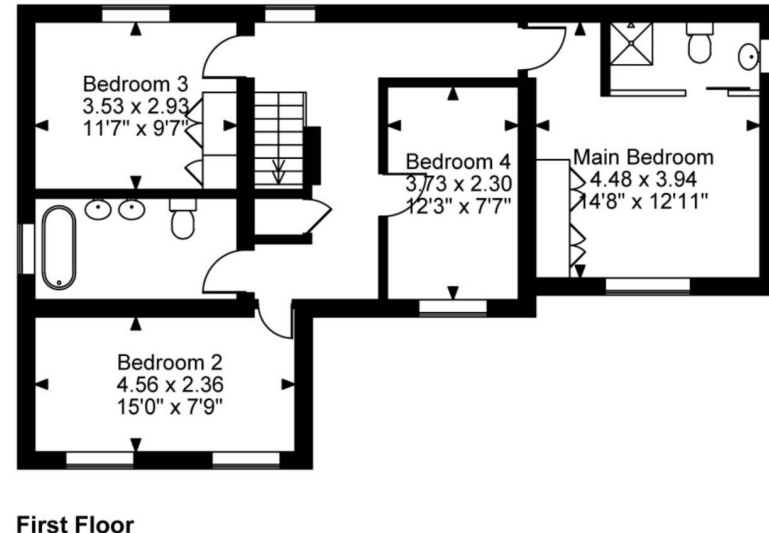
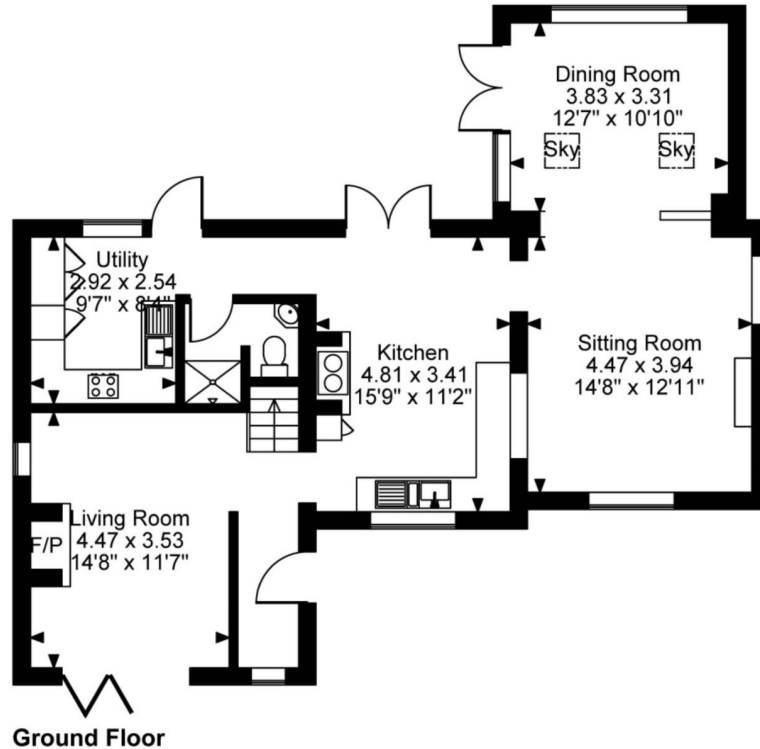
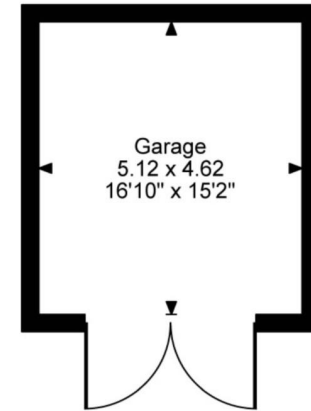
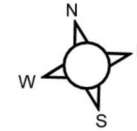
The garage and a large gated parking area to the entrance of the property offer space for numerous vehicles. Fitted EV charger.

DIRECTIONS

Leave Ross-on-Wye on the A49 heading towards Hereford, proceed for approximately 10 miles and turn right towards Kingsthorpe, follow the road for around a mile and take the next right opposite the bus stop on to The Thorn. Follow this lane for a short distance, and take the right hand turning onto Little Birch Road/Mesne Lane. The property can be found on the left hand side.



Daneswood, Little Birch, Hereford
Approximate Gross Internal Area
Main House = 1709 Sq Ft/159 Sq M
Garage = 255 Sq Ft/24 Sq M
Total = 1964 Sq Ft/183 Sq M



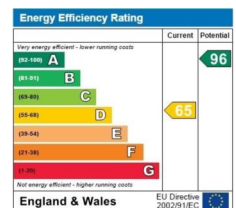
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Postcode: HR2 8AS | Tenure: Freehold | Tax Band: F | Authority: Herefordshire Council | Heating: Oil | Drainage: Private



*Internet speed according to the BT Availability Service using the postcode and landline
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Fine & Country
Tel: 01989 764141
ross@fineandcountry.com
52a Broad Street, Ross-on-Wye, HR9 7DY

