



Seefeld

Much Birch, Hereford
HR2 8HT



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Occupying a peaceful position in this popular village location, an impressive 4-bedroom detached house offering ideal family accommodation.

The property, which is in excellent decorative order, has the added benefit of oil central heating, double glazing, generously sized living accommodation, en-suite shower room, extensive landscaped gardens, far-reaching countryside views and to fully appreciate this property, we strongly recommend an internal inspection.

Both the City of Hereford and popular town of Ross-on-Wye are within easy driving distance and the village of Much Birch and nearby villages of Little Birch and Wormelow provide a range of amenities including primary school, shop, public house, church, doctors surgery, countryside walks and regular daily bus services.

In more detail, the impressive accommodation comprises:-

Ground floor

Double glazed entrance door through to the

Spacious Reception Hall

Feature flooring, staircase to the first floor, radiator, windows to the front aspect enjoying a pleasant outlook across the garden and door to the

Downstairs Cloakroom

Low flush WC, pedestal wash hand-basin, heated towel rail/radiator, tiled floor, partially tiled wall surround, display shelf, window and folding door to useful cloaks cupboard.

Lounge

Fitted carpet, 2 radiators, coved ceiling, display shelving, large window enjoying a fine outlook across the rear garden and countryside beyond, feature open fireplace with display shelf over, tiled hearth and door to the

Large L-shaped open-plan Dining/Family Room

Feature flooring, radiator, window to the rear, large floor to ceiling window to the front aspect and sliding patio door to the

Conservatory

With laminate flooring, power and light points and double doors to the rear patio and garden.

From the Dining/Family Room, a door opens into the

Snug

Feature flooring, window to the front aspect, recessed spotlighting, radiator, display recess with shelving and door to the useful boiler cupboard housing the oil fired central heating boiler.

From the Dining/Family Room, there is a large square arch through to the

Superb Kitchen/Breakfast Room

Comprehensively fitted out with a range of units comprising 1½ bowl sink unit with mixer tap over, extensive range of wall and base cupboards, ample worksurfaces with tiled splashbacks, central workstation/breakfast bar with storage below, free-standing washing machine and dishwasher, Belling Rangemaster-style cooker, large window to the front aspect with roller blind, recessed spotlighting, space for breakfast table, double patio doors to the rear patio and garden and large walk-in pantry

First floor

Spacious Landing

Fitted carpet, double radiator, large access hatch to loft space and built-in airing/store cupboard with shelving, electric light and radiator.

Bedroom 1

Fitted carpet, radiator, space for wardrobes and window to the rear enjoying far-reaching views.

Bedroom 2

Fitted carpet, radiator, window to the rear enjoying far-reaching views and door to the En-suite Shower Room with large corner shower cubicle with twin showerhead over and glazed sliding door, low flush WC, vanity wash hand-basin with storage below, recessed spotlighting, tiled floor and towel rail/radiator.

From Bedroom 2, a double glazed door opens onto the

Balcony

With composite decking enclosed by railings for safety and enjoying far-reaching views across glorious Herefordshire countryside.

Bedroom 3

Fitted carpet, radiator, window to the front aspect enjoying a pleasant outlook and built-in double wardrobe.

Bedroom 4

Fitted carpet, radiator, window to the rear enjoying far-reaching views and built-in wardrobe with overhead cupboard.

Outside

To the front of the property there is an extensive driveway providing ample off-road parking facilities. One of the main features of the property are the extensive gardens and ground to the front, side and rear of the property that have been beautifully laid to lawn interspersed with a wide variety of flowers and shrubs and well enclosed by mature hedging, trees and fencing to maintain privacy. To the side of the property, a pathway leads to the DETACHED SUMMERHOUSE offering the perfect garden retreat, of timber construction with wood strip flooring, power and light points. Sun terrace to the front and potentially also offering the perfect work-from-home office space. To the immediate rear of the property there is an extensive paved patio area providing an ideal suntrap and with it facing southwest it offers the perfect entertaining space. There are 2 further useful store sheds, outside tap and lighting.

Agent's Note

The gardens, grounds and views form a special feature of the property and really need to be seen to be fully appreciated.

General information

Services

Mains water, electricity and drainage are connected. Telephone (subject to transfer regulations). Oil-fired central heating.

Outgoings

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

Tenure & possession

Freehold - vacant possession on completion.

Directions

Proceed south out of Hereford City on the A49 Ross Road and on entering the village of Much Birch, turn right just before the church signposted The Community Hall & Surgery. Take the 1st right onto the private road and Seefeld is at the end of the private road.

What3words – creatures.koala.hazelnuts

Viewing

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

Money laundering regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Residential lettings & property management

We operate a first class residential lettings and property management service. For further details please contact Jackie Eversham (01432) 355455.

Opening hours

Monday - Friday 9.00 am - 5.30 pm

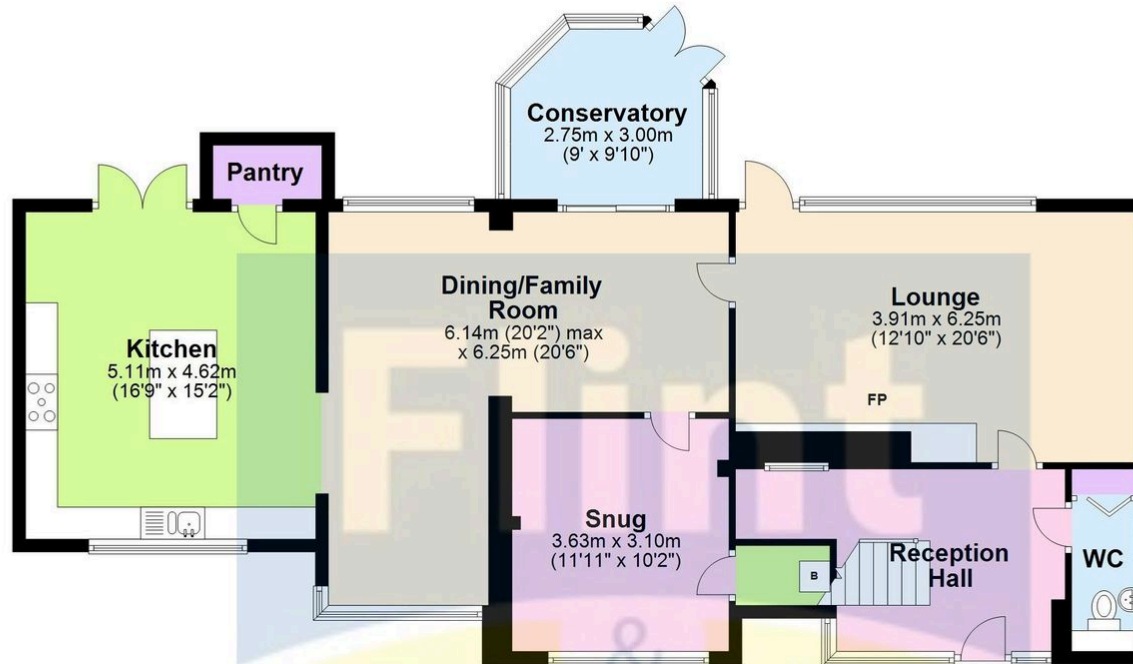
Saturday 9.00 am - 2.00 pm

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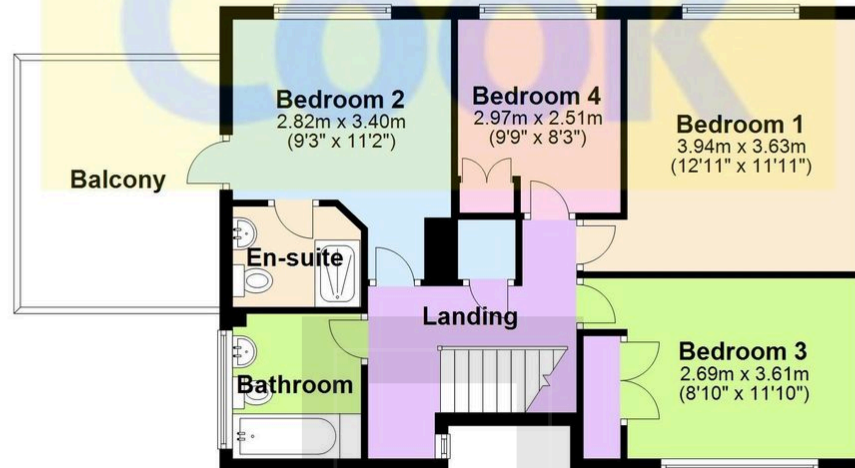




Ground Floor
Approx. 115.7 sq. metres (1245.3 sq. feet)



First Floor
Approx. 65.0 sq. metres (700.0 sq. feet)



Total area: approx. 180.7 sq. metres (1945.4 sq. feet)

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



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