



Ellerslea

Little Birch
Herefordshire
HR2 8BA



Ellerslea, Little Birch, Herefordshire HR2 8BA

Occupying a peaceful elevated position in this highly sought-after rural location, an impressive 4-bedroom detached country house offering ideal family/retirement accommodation. The property, which is in excellent decorative order has generously sized living accommodation, a detached double garage, extensive landscaped gardens, far-reaching countryside views and to fully appreciate this property we strongly recommend an internal inspection.

The city of Hereford and popular market town of Ross-on-Wye are within easy driving distance, but there is a range of amenities available in Little Birch and the nearby village of Kingsthorpe, Wormelow and Much Birch including primary school, church, shop, village hall, countryside walks and daily bus services.

Ground floor

Canopy Side Entrance Porch

Partially glazed stable door through to the

Reception Hall

Radiator, vinyl flooring coat hooks, central heating thermostat and door to the

Downstairs Cloakroom

With low flush WC, corner wash hand-basin, vinyl flooring, radiator, double glazed window.

Inner Hall

Tiled floor, worksurface with space and plumbing below for washing machine, eye-level store cupboard above, radiator, turning carpeted staircase to the first floor and useful cloaks cupboard with hanging rail and also housing the central heating boiler.

Lounge

Feature wood-strip flooring, double radiator, wealth of exposed timbers, double glazed window to the side, feature fireplace with hearth, exposed stonework and woodburning stove, wall lights and picture light, double glazed double doors onto the front patio enjoying a fine outlook across the front garden.

From the Reception Hall, there is access to the

Kitchen/Breakfast Room

Single drainer sink unit with mixer tap over, range of wall and base cupboards, ample worksurfaces, tiled floor, radiator, space for breakfast table, double glazed windows to 2 sides enjoying a pleasant outlook, built-in double oven and 4-ring hob, space for further appliances and door to the

Dining/Family Room

Wood-strip flooring, 2 radiators, exposed stonework to one wall, wealth of exposed beams, wall lights, feature fireplace with hearth, stonework above and woodburning stove and ornamental bread oven to the side, double glazed windows and double doors to the front opening out onto the patio and garden.

First floor

Landing

Fitted carpet, double glazed window, access hatch to loft space, recessed spotlighting.

Bedroom 1

Exposed floorboards, double radiator, range of fitted wardrobes with hanging rails and shelving, double glazed window to the side with roller blind and double glazed window to the front.

Bedroom 2

With wood-strip flooring, 2 radiators, range of wall lights, ornamental fire surround, space for wardrobes and 2 double glazed windows to the front aspect with roller blinds enjoying fine views.

Bedroom 3

Wood-strip flooring, radiator, exposed stonework, built-in wardrobe with hanging rail and shelf and double glazed windows to 2 aspects enjoying a fine outlook across surrounding countryside.

Bedroom 4

Exposed floorboards, double radiator, double glazed window to the rear.

Bathroom

Suite comprising large corner bath with handheld shower attachment over, shower cabinet, low flush WC, pedestal wash hand-basin with utensil shelf over, double radiator, easy to maintain flooring, partially tiled wall surround, display shelf with wall mirror above, double glazed window to the rear enjoying a fine view.

Outside

Access to the property is from a private lane through double 5-bar gates onto an extensive driveway providing ample off-road parking facilities with access to the **DETACHED DOUBLE GARAGE** with twin up-and-over doors, power and light points, ample storage space and personal door to the rear. To the immediate front of the property, there is a good sized paved patio area providing the perfect entertaining space and this continues to the side of the property where there is access to the main entrance door.

One of the main features of the property are the extensive landscaped gardens and grounds which are attractively laid to lawn and interspersed with a wide variety of flowers and shrubs and all enclosed by mature hedging to maintain privacy. The elevated garden enjoys far-reaching countryside views. There is also a useful greenhouse, garden store and **DETACHED SUMMERHOUSE** at the top of the garden that takes full advantage of the views. There is also a closely mown lawned area that could be a perfect putting & chipping green and a true golfers delight!

Agent's Note

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

Directions

Proceed south out of Hereford on the A49 Ross Road. At the top of Callow Hill turn left signposted to Kings Thorne & Little Birch and on entering Kingsthorne turn left opposite the bus stop proceed along this lane and progress up Barrack Hill and passing Little Birch village hall on the right hand side. As the road straightens, you will see a cream property straight ahead which is the rear of Ellerslea. The private lane is then 50 yards on the left hand side with double bar double gates providing access to the property.

General information

Services

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

Outgoings

Council tax band E - payable 2023/24 £2622.29
Water and drainage - rates are payable/metered supply.

Tenure & possession

Freehold - vacant possession on completion.

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

MP FC007832 April 2023 (1)

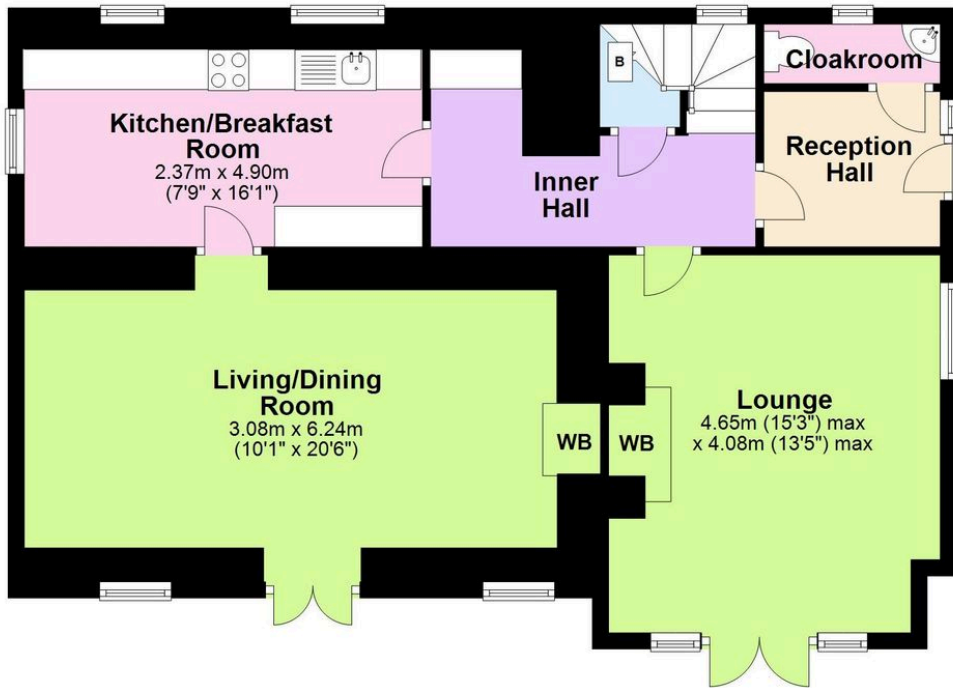
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



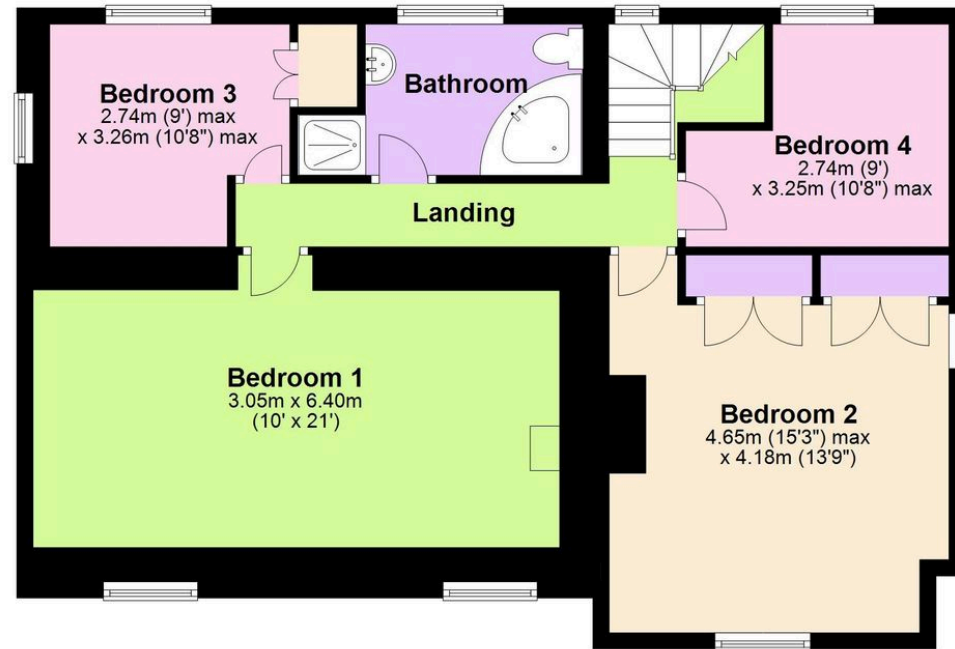




Ground Floor



First Floor



Total area: approx. 145.4 sq. metres (1565.0 sq. feet)

These plans are for identification and reference only.
Plan produced using PlanUp.

Ellerslea, Little Birch, Hereford

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69-80	C		78 C
55-68	D	57 D	
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21-38	F		
1-20	G		



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