



Church Cottage

Little Dewchurch
Hereford
HR2 6PN





Church Cottage, Little Dewchurch, Hereford HR2 6PN

Occupying an idyllic position in this popular village location, a truly superb 4-bedroom detached country house standing in over 1 acre of beautiful landscaped gardens and grounds.

This highly spacious property has been finished to an exceptional standard with the added benefit of energy efficient heating, underfloor heating to entire ground floor, double glazing, Welsh slate flooring throughout the ground floor, slate window sills, oak doors and skirtings throughout, wealth of exposed timbers, 2 en-suite shower rooms and luxury bathroom, central vacuum system, detached double garage with self-contained room above, ample off-road parking facilities and to fully appreciate this property we strongly recommend an internal inspection.

The property is equal distance between the popular Cathedral City of Hereford and market town of Ross-on-Wye and the village of Little Dewchurch offers a range of amenities including primary school, public house, church, village hall and daily bus service.

In more detail, the impressive accommodation comprises:-

Ground floor

Entrance Porch

With oak entrance door through to the

Entrance Hall

With door to the

Cloaks/Wet Room

Large shower cubicle with rainwater twin showerhead above, low flush WC, vanity wash hand-basin, double glazed window, ladder style towel rail/radiator, recessed spotlighting.

Large Reception Hall

With solid oak staircase to the first floor, recessed spotlighting, wealth of exposed timbers, feature stained glass window to the rear and glazed double doors to the

Lounge

Feature fireplace with hearth, exposed timber mantel and dry woodburning stove, double glazed window to the side overlooking the church, large double glazed window to the rear and separate door to the rear patio and garden and door to the

Study

Double glazed windows to the front and side aspect, access door from the Entrance Hall, recessed spotlighting.

Superb Kitchen/Dining/Family Room

Kitchen area with a handmade bespoke oak kitchen with large 1½ butler sink with water filter, solid oak and slate worksurfaces, Lohberger Range cooker, recessed spotlighting, space for appliances, exposed brickwork and timbers. Dining area with double glazed window to the front and side aspects enjoying a pleasant outlook, further range of bespoke oak units, space for large American style fridge/freezer. Family/Day Room with further range of handmade oak storage units, large window to the rear, double doors onto the rear patio and garden and feature wet wood burning stove.

From the Kitchen there is access to the

Side Entrance Lobby

With door to the outside, double glazed window to the front and door to the

Utility Room

Cupboard housing the MVHR unit, central vacuum system, butler sink unit, space and plumbing for washing machine and tumble dryer, double glazed windows to the front and side aspects.

First floor

Large Galleried Landing

Wealth of exposed timbers, vaulted ceiling, central light fitting, walk-in airing cupboard with radiator and shelving, feature stained glass window to the rear.

Bedroom 1

With vaulted ceiling, wealth of exposed timbers, engineered oak flooring, double glazed windows to the side and rear enjoying a pleasant outlook across the gardens and door to the **Dressing Room** with oak floor, access hatch to small loft storage space, space for wardrobes and door to the **En-suite Shower Room** with suite comprising large shower with twin showerhead over, low flush WC, vanity wash hand-basin with oak storage below and slate shelf above and illuminated mirror, Welsh slate floor, underfloor heating and ladder style towel rail/radiator, double glazed window.

Bedroom 2

Oak floor, exposed timbers, large recess - ideal for desk/dressing table, double glazed window to the front aspect enjoying a pleasant outlook, space for wardrobes and door to the **En-suite Shower Room** with suite comprising large shower with twin showerhead over, low flush WC, vanity wash hand-basin with oak storage below and slate shelf above and illuminated mirror, Welsh slate floor, underfloor heating and ladder style towel rail/radiator, double glazed window.

Bedroom 3

Oak floor, double glazed windows to the side and rear enjoying a pleasant outlook, space for wardrobes, exposed timbers, vaulted ceiling.

Bedroom 4

Oak floor, double glazed windows to the front and side aspect enjoying a pleasant outlook, exposed timbers, vaulted ceiling and walk-in store cupboard with light.

Luxury Bathroom

Comprising roll-top tin bath with shower attachment, ladder style towel rail/radiator, pedestal wash hand-basin, low flush WC, illuminated mirror and underfloor heating.

Outside

Double gates open onto an extensive driveway providing ample off-road parking facilities and bordered by a variety of well-established flowers and shrubs and enjoying a pleasant outlook towards the church. There is access from the driveway to the **BESPOKE DETACHED DOUBLE GARAGE**, divided into two with two sets of double doors, power and light points and ample storage space. To the side of the garage, steps lead up to the **LOFT ROOM** with Velux window to the rear, two large windows to the front, feature woodburning stove, kitchenette area and sliding door to the shower room

Outside Cont...

with suite comprising shower, low flush WC, wash hand-basin, double glazed window. This loft room offers very flexible living accommodation and could easily be a work-from-home office, gym or self-contained suite for a guest or family member. To the side of the property, steps lead up to the detached garden store/workshop with power and light points, ample storage space and adjoining woodstore. To the side there is a large productive vegetable plot with bespoke greenhouse with power and water and further useful tool shed. To the immediate rear of the property there is a good size paved patio area providing the perfect entertaining space with extensive lighting, running water feature and also offering the ideal suntrap. The remainder of the good size gardens and grounds are mainly laid to lawn, interspersed with a variety of flowers and shrubs and mature trees - all well enclosed for privacy with a large orchard area and also enjoying views across surrounding countryside and towards the church.

Agent's Note

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

General information

Services

Mains water, electricity are connected. Private drainage. Telephone (subject to transfer regulations). MVHR (Natural Ventilation with Heat Recovery) energy efficient heating system. Solar thermal panels, rainwater harvesting system. Broadband - Fibre to the property.

Outgoings

Council tax band F - payable 2023/24 £3186.08
Water and drainage - rates are payable/metered supply.







Ground Floor

Approx. 108.6 sq. metres (1169.0 sq. feet)



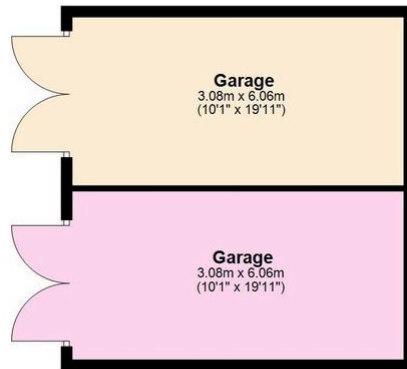
First Floor

Approx. 109.4 sq. metres (1178.0 sq. feet)



Garage Block

Approx. 0.0 sq. metres (0.0 sq. feet)



Garage Block First Floor

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 218.0 sq. metres (2347.0 sq. feet)

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

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