



ASH FARM
Much Birch HR2 8HP





Ash Farm

Much Birch
Herefordshire
HR2 8HP



An impressive and substantial Grade II Listed stone farmhouse offering over 4,000 sq ft of living space, together with a range of traditional and modern farm buildings all set in just under an acre of land.

Guide Price £895,000

Situation and Description

The village of Much Birch provides an excellent range of facilities right on the doorstep with a popular primary school, doctors' surgery, village church and The Pilgrim Hotel all within walking distance. There is a shop, post office and delicatessen at the nearby village of Wormelow, and more extensive facilities at the cathedral city of Hereford, to the north, and at the market town of Ross on Wye, to the south.

Ash Farm itself is a very attractive and substantial period farmhouse, which is full of light and space and offers extensive accommodation laid out over two floors. There is an attractive courtyard to the front and side of the house and a range of mostly period barns which offer huge potential for a variety of uses from additional accommodation to office or business use subject to approval. There are well enclosed gardens extensive parking and further space to extend the gardens if desired.

This impressive house is approached initially by an oak arched front door to a large open plan reception hall and living room with flagstone floor, with underfloor heating, shuttered windows to the front, exposed timbering, stone fireplace at one end of Jotul wood burner and door through to a large office. This has a dual aspect, solid floor, excellent ceiling height, fireplace with slate hearth and surround, bookshelves and display shelving. A separate sitting room has a flagstone floor, shuttered windows to the courtyard and again high ceilings, fireplace and bookshelves. A door leads through to an impressive farmhouse kitchen/breakfast room which form the main hub of the house, full of practical space with built in deep cupboards, flagstone floor, glazed door to courtyard gardens, four oven LPG gas fired Aga, oil fired central heating boiler, wood working surfaces with cupboards below, deep fill twin bowl sink, door to excellent walk-in pantry with fitted shelving. A door leads through to a rear hall with a rear laundry/enclosed porch. From the main inner hall, a staircase leads up to the first-floor landing which provides access to a wonderful master bedroom suit with a large double bedroom, adjoining

bathroom and separate dressing room. There are four further double bedrooms, all with their own individual character and charm and also a further bathroom and separate shower room. A secondary staircase provides access back down to the ground floor. There is an impressive cellar, accessed from the central hallway, which provides excellent storage space, and a number of outbuildings close to the house create garden and wood stores, along with an outside wc. There are attractive and well stocked south facing gardens with a central lawn, sun terrace, shrubs and trees with an uncultivated potential larger garden to one side. The property is approached from Tump Lane by a right of way to its own driveway which provides extensive parking and turning space. A separate gateway then gives access to the farm buildings which include. An original and very attractive two-storey stone barn, with vaulted ceiling, giving a massive 72ft x 21ft approx. of space, an open 3-bay Dutch barn and further outbuildings which offer huge potential for a variety of uses.





Plenty of sizeable reception space





With wonderful character features throughout





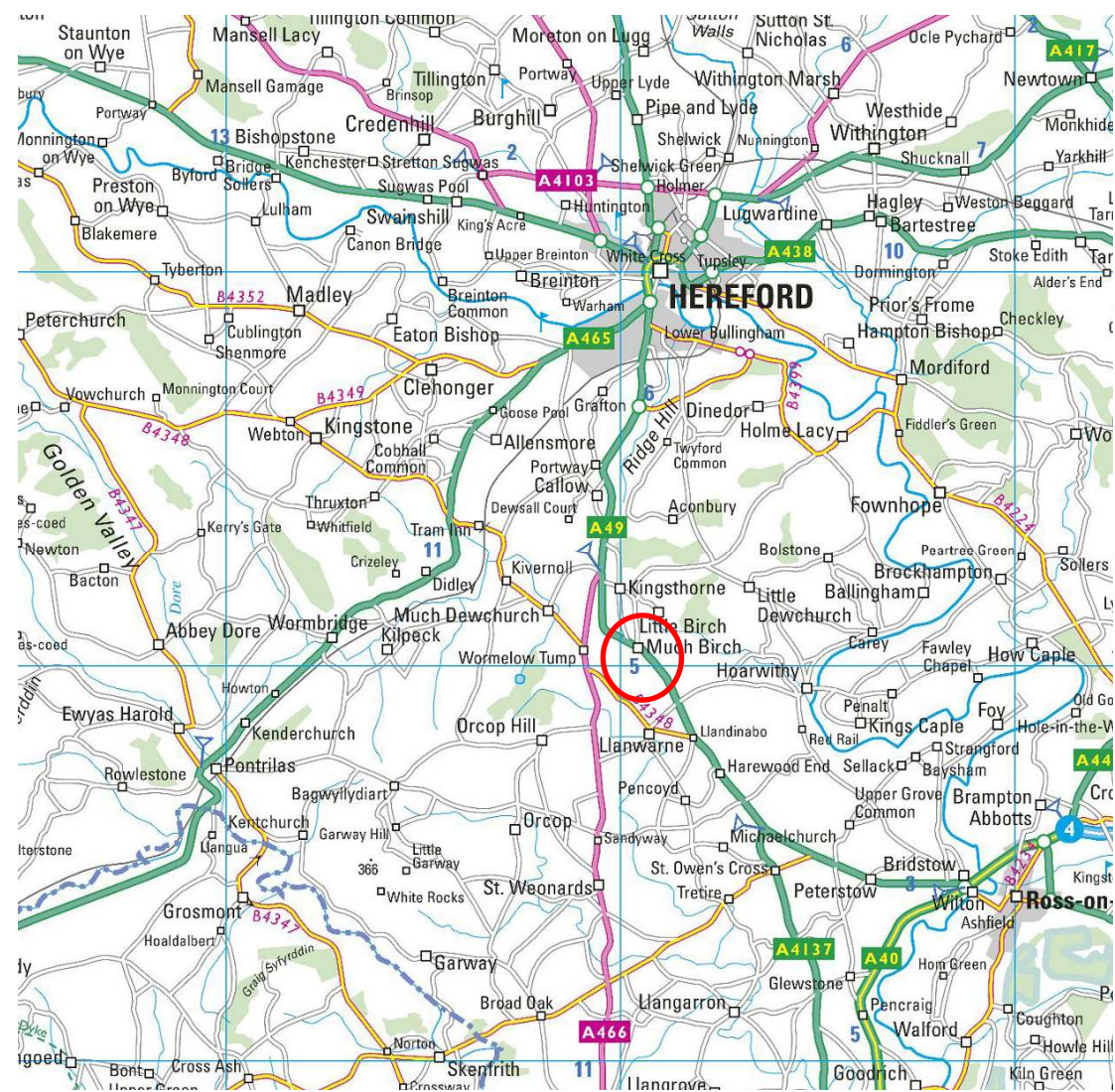
With five double bedrooms, all with their own character, including master bedroom suite





Directions From Hereford proceed out in a southerly direction on the A49 towards Ross on Wye for approximately 4 miles. On entering the village of Much Birch, proceed past the Pilgrim Hotel on the right-hand side and take the next right hand turning into Tump Lane. Ash Farm is then immediately on the left-hand side.

Services and Considerations Mains electricity and water, LPG for Aga, oil fired central heating, and private drainage. It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. Any matters relating to rights of way should be checked with your solicitor or surveyor. Council tax band tbc. EPC n/a Tenure freehold.





Total area: approx. 408.8 sq. metres (4400.3 sq. feet)

Floorplans are for guidance purposes only and should not be taken as accurate. Brightwells Ltd
Plan produced using PlanUp.

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These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract, and their accuracy cannot be guaranteed.



With excellent range of outbuildings and land to approximately 1 acre

