



The Birches, Almeley, HR3 6LQ  
Offers In Excess Of £575,000

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LAND & NEW HOMES

# The Birches, Almeley

If you are seeking the following: space to accommodate a large family with options for multi-generational use, flexibility in room use, the opportunity to 'live the good life' and spend many an afternoon watching the local cricket teams play on the village green, then this really is the property to consider. The Birches is nestled in the heart of Almeley village within the popular North Herefordshire countryside. Its large windows, expansive balcony, galleried landing with french doors and feature staircase flood the home with a tremendous amount of light and add charm and character. It really is a unique family home and can only really be appreciated on viewing. Please call 01568 610310 to make arrangements.

- SUBSTANTIAL DETACHED FAMILY HOME
- SOUGHT AFTER RURAL VILLAGE SETTING
- GOOD SIZED PLOT AND GROUNDS
- THE MUCH DESIRED: KITCHEN/DINING/LIVING ROOM
- FIVE BEDROOMS, THREE WITH EN-SUITE (ONE ON GROUND FLOOR)
- GROUND FLOOR SHOWER ROOM
- IMPRESSIVE BALCONY-FULL WIDTH OF HOUSE WITH OVERHANG
- DRIVEWAY PARKING
- DOUBLE GARAGE
- COUNTRYSIDE VIEWS

## Material Information

Offers In Excess Of £575,000

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: G

EPC: D (59)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Please note that the dimensions stated are taken from internal wall to internal wall.



Ground Floor Building 1



Floor 1 Building 1



**Approximate total area<sup>(1)</sup>**  
3091 ft<sup>2</sup>  
287.3 m<sup>2</sup>

**Reduced headroom**  
22 ft<sup>2</sup>  
2.1 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Ground Floor Building 2

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

## Introduction

This generously sized home offers the following flexible accommodation: entrance hallway, ground floor shower room, two reception rooms that have flexibility in how they can be used (play room/office/study/hobby space), kitchen/dining/sitting room, additional sitting room, five bedrooms (three with en-suite), family bathroom, large landing. Externally, the property benefits from having wrap around grounds, areas for vegetable growing and hens, double garage and ample parking opportunities.

## Property Description

Entry is into a light, bright and generously sized hallway with feature staircase to the first floor and ample room for decorative furniture and the hanging of coats and hats. To the right is a reception room of square proportion with french doors out onto a patio area for dining opportunities or quiet moments in the sunshine. Just behind this room and mimicking in size is another reception room with private views of the garden. Like many rooms in The Birches, the layout offers great flexibility in terms of use so this room could lend itself to having a number of purposes being: study, play room, second sitting room or hobby space. Next door and centrally off the hallway is a shower room with walk in shower, WC, hand basin and two windows for added light and ventilation.

To the left of the hallway is an impressive kitchen/dining/living room benefitting from having windows and doors at both ends of the room. The kitchen has a tiled floor, a range of wall and floor units with a generous amount of worktop, housing for a large American style fridge/freezer, gas range, housing for a washing machine and integrated dishwasher. The horseshoe layout of the units allows for a six seater table and chairs to be placed within the kitchen area ideal for those looking for a sociable kitchen space for sharing meal times with family or cooking whilst chatting if entertaining. The remainder of the room is currently set up as an area for TV watching with comfortable seating and positioning to allow surveillance of the front garden through the patio doors. Through double doors and just off the kitchen is a sitting room with front and side aspect and french doors leading out to the front of the property. This room is really blessed for light and would be a really pleasurable spot for enjoying a good book or movie watching with family on the weekend. Off this sitting room is a room currently set up as a bedroom with en-suite facilities to include shower cubicle, hand basin and WC.

The first floor definitely deserves a "wow"! Rising with a feature staircase with detailed spindles that let light flood through, you have to admire the galleried openings and the most gloriously light landing blessed by french doors onto an impressive balcony. The balcony is the perfect place for surveying your own grounds and the beautiful Herefordshire countryside beyond. The master bedroom has double aspect with widespread countryside views and benefits from having its own en-suite facilities. The en-suite has modern fittings with chrome fittings and contemporary styling. The master has space for an assortment of bedroom furniture. Bedroom two has the most terrific double doors with glass panels spanning the width of the room and allowing access onto the balcony which would be the perfect spot for a bistro table and chairs for enjoying that morning coffee. The bedroom has room for a good sized double and a variety of bedroom furniture. Bedroom three has rear aspect with views across the garden, fitted furniture and an en-suite with paneling, WC and hand basin with vanity housing. Bedroom four has side aspect with countryside views and fitted furniture. The family bathroom has a very spacious and luxurious vibe with a large shower cubicle, bath with claw feet, hand basin, WC, two window and chrome towel rail. Spending time here bathing would be a real treat.

## Garden

The Birches stands in a good sized plot that wraps around the building. To the front is an area of lawn with mature trees and shrubs and an ornamental pond. To the side is further lawn with patio area for dining and a section fenced for vegetable growing to include a greenhouse and poly-tunnel. There is also an area appropriately fenced for laying hens-perfect for those wishing to 'live the good life'.

## Garage & Parking

The driveway allows for the parking of several vehicles. There is a double garage with a good amount of tarmac/turning circle in front, up and over doors, light and power, windows and doors on all sides and partial boarding in the eaves for storage.

## Services

Mains electricity, water and drainage.  
Herefordshire Council Tax Band G  
Tenure: Freehold

## Broadband

Broadband type	Highest available download speed	Highest available upload speed	Availability
Standard	3 Mbps	0.5 Mbps	Good
Superfast	80 Mbps	20 Mbps	Good
Ultrafast	1000 Mbps	1000 Mbps	Good

Networks in your area - Gigaclear, Openreach  
Source: Ofcom Mobile Checker

## Outdoor Mobile Coverage

Provider	Voice	Data
EE	Limited	Limited
Three	Likely	Likely
O2	Likely	Likely
Vodafone	Likely	Likely

Source: Ofcom Mobile Checker

## Indoor Mobile Coverage

Provider	Voice	Data
EE	None	None
Three	None	None
O2	None	None
Vodafone	Limited	None

Source: Ofcom Mobile Checker

## Location

Set in the desirable rural village of Almeley. The village offers a thriving community centered around the village pub, parish church, community hall with craft club and regular social events, village green, bus stop, cricket club and primary school. The village also has the benefit of regular visits from the mobile post office. The nearby market town of Kington situated approximately 5.5 miles away provides an extensive range of shopping, essential amenities including both primary and secondary schooling. Hay-on-Wye is located approximately 14 miles away and is popular locally and nationally with a wealth of book shops and arts festivals.

## What3words

What3words://scars.birdcage.dangerously

## Agent's Note

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £24 inclusive of VAT per purchaser in order for us to carry out our due diligence.

## DIRECTIONS

Leave Leominster on the A44 towards Monkland, continue along the road until reaching Sarnsfield and then turn right towards Woonton. At Woonton, turn left for Almeley. Just before the village hall take a right turn towards Almeley Cricket Club (ACC). We have a pointer board along here. Take the second turning on the right and then immediately left. The Birches has a For Sale Board.





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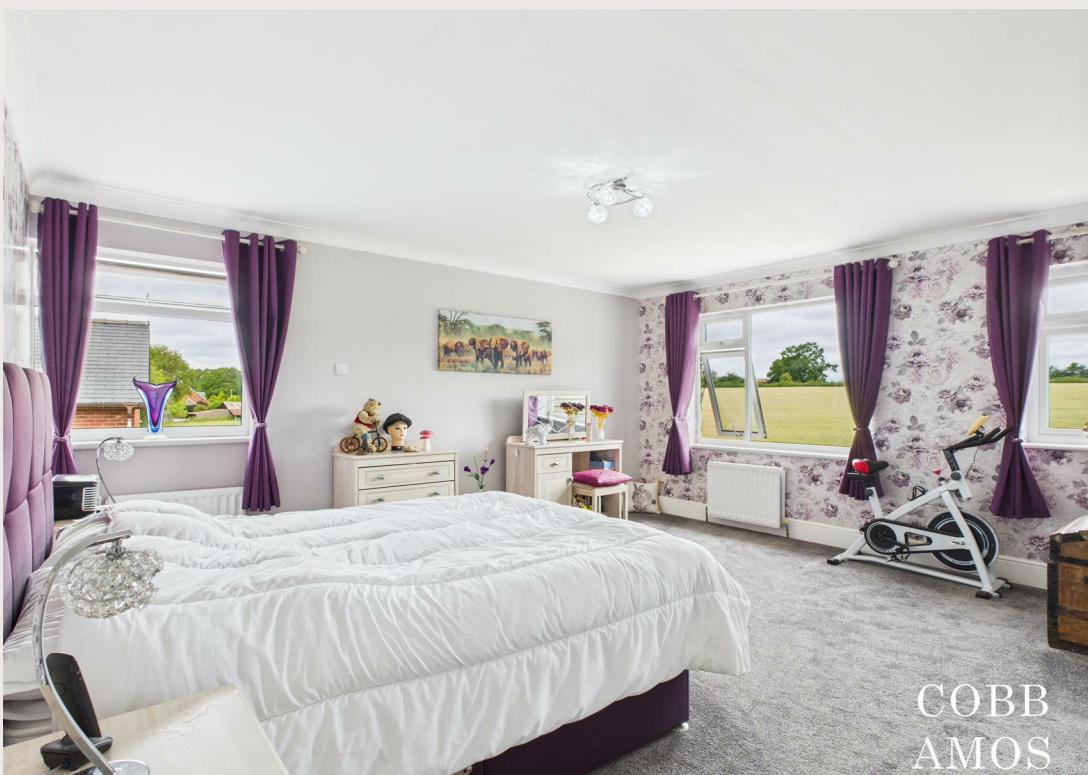
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