



## BIRCH COTTAGE

Vowchurch HR2 0RA





## 2 Birch Cottages

Turnastone, Vowchurch  
Herefordshire  
HR2 0RA



Occupying a tucked away and rural location, a pretty semi-detached period cottage set-in good-sized gardens, together with a very comfortable detached lodge offering additional accommodation.

Guide Price £475,000

### Situation and Description

No. 2 Birch Cottages is tucked away and is set in open countryside in the heart of an area known as the 'Golden Valley'. At Turnastone & Vowchurch there is an active village hall and two pretty village churches, with further facilities at nearby Peterchurch, Kingstone and Ewyas Harold, which each having a range of local services. The cathedral city of Hereford is then within easy reach, with the ever-popular book town of Hay on Wye lying to the west.

The cottage itself is thought to be one of two original railway workers cottages and offers comfortable living accommodation which includes a modern kitchen and oil fired central heating. The gardens are level and a good size and enjoy views over adjoining farmland. At the end of the garden a large timber lodge has been well designed and offers a different dimension to the whole property. Ideal as a studio, home office, or overflow accommodation it includes a mezzanine and wet room and offers potential for holiday use and income potential, subject to any necessary approval.

On arrival the track passes No1 and leads to an open parking area with a small gate and honeysuckle and rose covered trellis over a pathway leading to No. 2. A glazed front door then leads into an entrance lobby and the sitting room which enjoys a dual aspect with views over the gardens to the front and far-reaching views over farmland to the side. In one corner of the room there is an open fireplace for those colder evenings and access to a useful downstairs storage cupboard. The kitchen/breakfast room also has a fireplace and fitted wood burner, a quarry tiled floor and a range of modern fitted units providing plenty of storage and workspace. They incorporate a sink and electric oven with 4 induction ring hob and extractor above and space for a dishwasher and fridge/freezer. A window to the front allows plenty of light and enjoys a lovely outlook over the gardens to farmland beyond. A door then leads into a side entrance lobby with door to the gardens, door to small but very useful utility space with plumbing for a washing machine and door to the bathroom. This has all the usual fittings with a shower over the bath tiled surrounds a ladder radiator and window to side.

From the entrance lobby a staircase leads up to a good-sized landing which provides enough space for a desk if required and again enjoys

lovely views. The main bedroom has a high ceiling and plenty of light and space with a dual aspect and far-reaching views. There is then a supporting second bedroom with a window to the front.

**Outside** - The property is initially approached by a right of way over a private track which is shared by the neighbour. The gardens all lie to the front and side and are well enclosed. Laid mainly to lawn they include apple and pear trees as well as other trees, herbaceous borders and a patio to the front of the house. Because the houses lie 'back to back', the gardens are very private and peaceful and face south-west. There is also a useful brick and block garden store 9'8 x 8'2, an external cold tap off the cottage and an external cold tap and fuel store off the lodge.

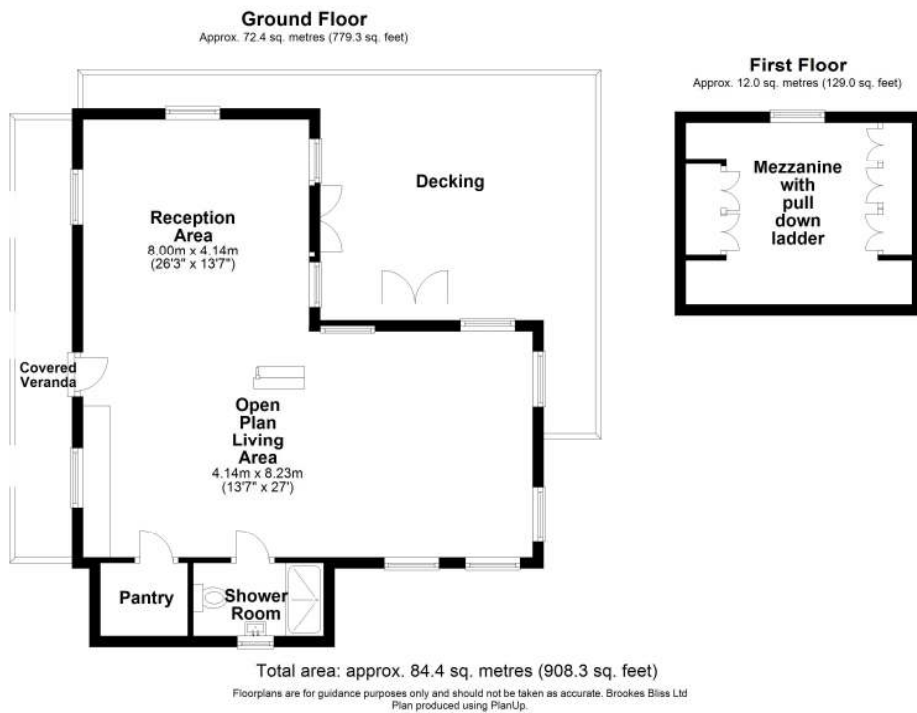
**The Timber Lodge** - At the far end of the garden planning was passed for a wooden single storey lodge which adds a very different dimension. Well designed and spacious, it is light and airy inside, with plenty of windows and two sets of glazed doors to a large area of decking. Ideal for a variety of uses, it has been well thought out and includes an enclosed wet room making it ideal for visitors. A pull-down ladder provides access to a small mezzanine with storage cupboards and a window at one end. **Planning permission** for The Timber Lodge granted 2<sup>nd</sup> May 2006. Planning Number DS061015/







Delightful rural cottage with detached timber Lodge, as shown







Well fitted kitchen/breakfast room







Two first floor bedrooms with spacious landing







**Services and Considerations** mains electricity, mains water, private drainage and oil fired central heating to house and 'lodge'. 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, although we believe this is a footpath that runs along the track. Council tax band C £1854.03 pa. EPC tbc. Tenure freehold. Fibre internet to the house.

**Prospective purchasers:** Upon submitting an offer, we will require by law, proof of ID for all buyers. A picture ID and a separate address ID together with proof of funding.

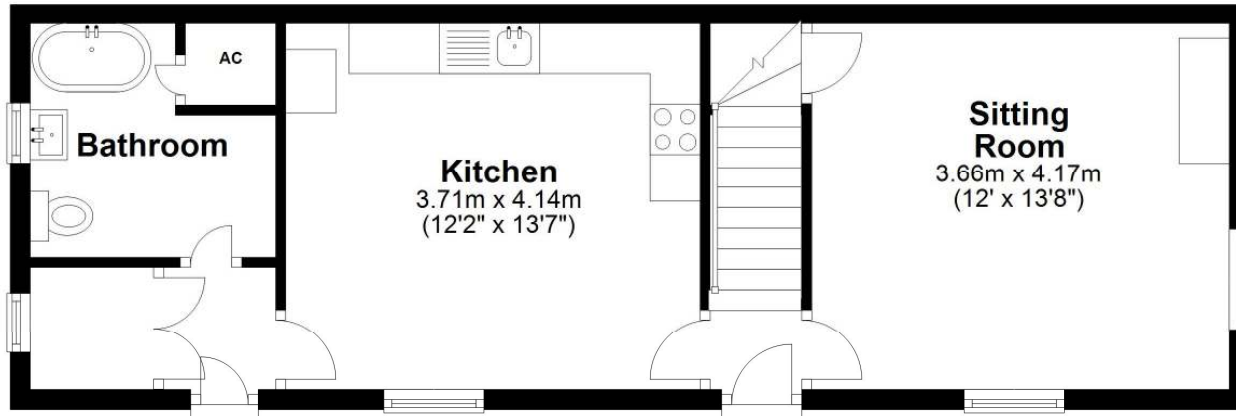
**Directions**  
 From Hereford proceed on the A465 towards Abergavenny before turning right onto the B4349 signposted to Clehonger and Madley. At Clehonger bear left continuing on the B4349 through Kingstone, passing the school on the right-hand side. At the T-junction turn right onto the B3438 signposted to Peterchurch and Hay-on-Wye. After two miles enter Vowchurch and turn left to Turnstone and Michaelchurch Escley. Go past the Church, over the bridge and take the next unmarked track on the left-hand side. The track then bears round to the right and leads to 2 Birch Cottages, which are the furthest of the only two properties on this lane.

In gardens of 0.25 of an acre



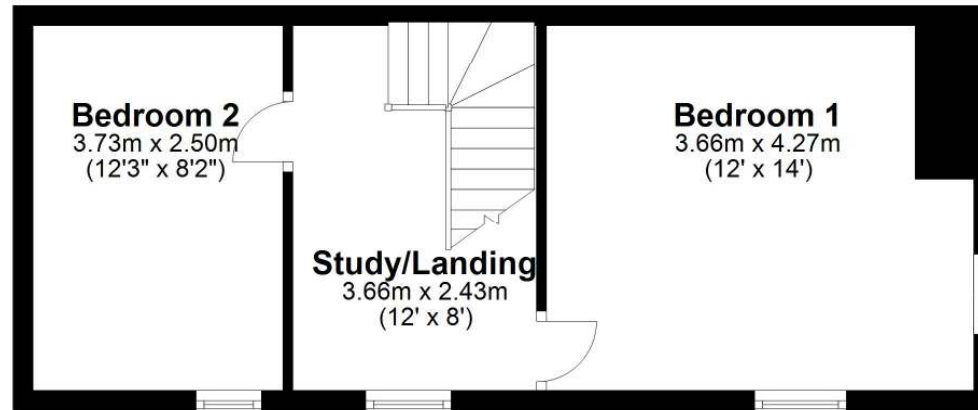
## Ground Floor

Approx. 43.7 sq. metres (470.6 sq. feet)



## First Floor

Approx. 34.6 sq. metres (372.2 sq. feet)



Total area: approx. 78.3 sq. metres (842.7 sq. feet)

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

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Gardens to 0.25 of an acre with a lovely rural back-drop

