



# Little Dewchurch, Herefordshire, HR2 6QD

Guide Price £550,000

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A Charming Extended 4 Bedroom Detached Cottage, in a private rural position on the outskirts of Little Dewchurch village in Herefordshire, with wrap-around gardens extending to approx. 0.25 acres.

**Entrance Hall – Cloakroom – Utility Room – Downstairs WC – Sitting Room – Dining/Family Room – Kitchen – Landing With Airing Cupboard – Bedroom 1 With Ensuite – 3 Further Double Bedrooms – Family Bathroom – Storage – Extensive Wrap-Around Gardens – Shed – Driveway – Total Plot Approx. 0.25 Acres**

This endearing cottage is full of character features, from quarry tile flooring & exposed beams to stone inglenook fireplace with wood burning stove. The quarter-acre plot enjoys complete privacy from neighbouring properties, with wrap-around gardens offering a slice of the good life in an area of outstanding natural beauty. Little Dewchurch lies less than a mile away, offering bus service to Hereford City, primary school and The Plough Inn pub, while the River Wye is just a 10 mins stroll also. For evening options, The New Harp Inn at Hoarwithy is only a mile from the property, while slightly further afield lies The Cottage of Content, renowned for its inviting atmosphere and excellent food.

## The Property

**Entrance Hall –** Fitted in quarry tile flooring, which continues into the cloakroom and utility either side of the hall.

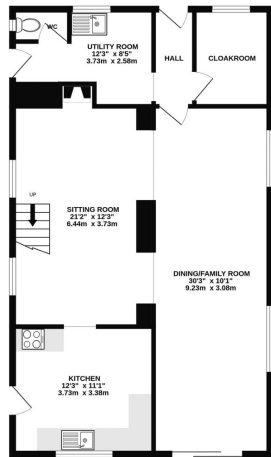
**Cloakroom –** An ideal dedicated space for hanging coats & kicking off shoes, with enough space for a wardrobe if desired.

**Utility & WC –** Includes space/plumbing for a washing machine & tumble dryer, stainless-steel sink with drainer & storage beneath, stable door providing external access and downstairs WC.

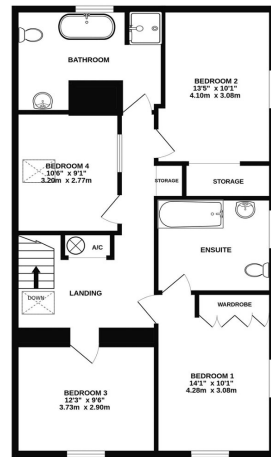
**Family/Dining Room –** Within the extension of the original cottage, this multi-purpose space is sizeable at over 9m in length, with natural light pouring in through twin triple windows and floor-to-ceiling



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1687 sq ft. (156.7 sq.m) approx.  
 While every effort has been made to ensure the accuracy of the floor plan, measurements of plots, boundaries, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, fixtures and appliances shown here are not guaranteed and are subject to change without notice. No liability is accepted for any error or omission. Please refer to the full contract pack for more details.

- Extended Country Cottage
- 4 Double Bedrooms; Detached
- Approx. 0.25 Acre Plot
- Extensive Private Wrap-Around Gardens
- Potential to Purchase Adjacent Land
- Option to Add Rear Extension
- Fringes of Popular Village
- Area of Outstanding Natural Beauty

