



Ordnance Cottage, Little Birch, Hereford HR2 8BD





**Ordnance Cottage,  
Little Birch,  
Hereford  
HR2 9BD**

**For Sale by Online Auction on  
Thursday 3rd August 2023  
Bidding commences at  
10 am until 4 pm**

Summary of features

- Semi-detached stone cottage
- Tucked away location
- In need of modernisation

**Auction Guide £200,000**

### **Situation:**

Little Birch is a delightful rural area in south Herefordshire, convenient to Ross as well as Hereford and the road network of the M50/A40. The area is particularly known for its lovely walks around the ancient Aconbury Hill Iron Age Hill Fort and along the green lanes that connect this area.

### **Description:**

A semi-detached, stone built cottage set in this tucked away location in this lovely sought after area of Little Birch.

The cottage retains much of its character, offering cosy individual accommodation briefly comprising; Kitchen, Living Room, Utility area, Wet Room and to the First Floor two Bedrooms. The gardens are of good size, but overgrown, and offer much potential. The property does require improvement works and modernisation but is double glazed.

### **Accommodation:**

UPVC door leads to –

#### **Kitchen**

Fireplace with raised tiled hearth, alcove cupboards, sink with unit under, understairs cupboard, double glazed window to front and enclosed stairs to first floor.

#### **Living Room**

With exposed beams, fireplace with tiled surround and flagstone hearth, double glazed window to front, electric wall heater.

From the kitchen, a door leads into the –

#### **Lobby**

With steps down, having double glazed window, UPVC door out to the rear and door to –

#### **Utility Area**

Having stainless steel single drainer sink unit, double glazed window, plumbing and space for washing machine.

### **Wet Room**

With double glazed window, WC low flush suite, Mira shower, pedestal wash hand basin and airing cupboard.

From the kitchen an enclosed stairs leads to –

### **First Floor**

#### **Small Landing**

Doors off to –

#### **Bedroom 1**

Having double glazed window to front with rural outlook, electric wall heater.

#### **Bedroom 2**

Having double glazed window to front with rural outlook, electric wall heater and fitted cupboard.

### **Outside:**

Underneath the rear of the house there are steps down to a **Cellar** to a single room.

The gardens to the property are extensive and very overgrown, but offering much potential having a variety of trees and shrubs and there is a right of way over the neighbouring property to give rear access.

### **Services:**

Mains water and electricity, septic tank drainage.

### **Tenure:**

Freehold.

### **Vendor's Solicitors:**

Ms Katie Smith, T.A. Matthews, Broadway House, 32 – 35 Broad Street, Hereford.

Tel: 01432 352121

email: [k.smith@tamattthews.co.uk](mailto:k.smith@tamattthews.co.uk)





### Mode of Sale:

The property is to be offered **For Sale by Online Auction on Thursday 3<sup>rd</sup> August 2023** (unless previously sold). **Bidding commences at 10 am until 4 pm.** The Vendors reserve the right to accept an offer prior to the Auction. The Purchasers will be required to pay a 10% deposit to the Vendors' Solicitors within one working day of the auction with the balance of the monies within 28 days.

<https://onlineauctions.sunderlands.co.uk>

### Money Laundering:

As a result of anti-laundering legislation all persons intending to bid must complete the Bidders Registration Form and provide Proof of Identification (ID) prior to the Auction. Prospective Purchasers may bring their completed registration form and Proof of ID (Photo ID for example passport or driving licence and Residential ID for example current utility bill) to our offices at least 24 hours prior or register on the day at least 30 minutes before commencement of the sale.

### Auction Guide / Reserve Price:

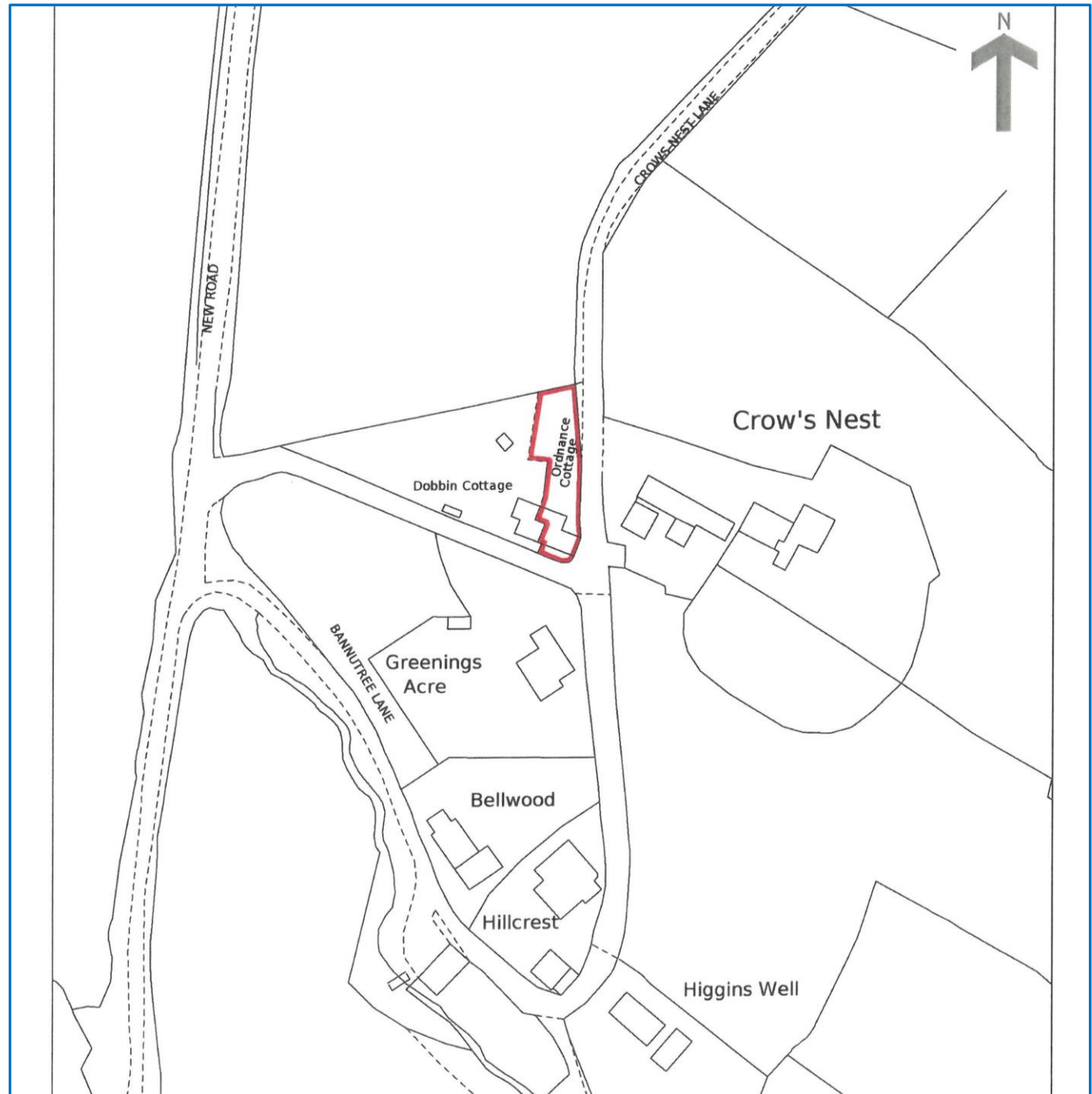
Please note an Auction Guide Price is an indication by the Agent of the likely sale price and is not the same as a Reserve Price. The Reserve Price is the lowest price at which the Vendor will consider a sale and is within or below the Guide Price(s). Both figures are subject to change.

### Agent's Note:

Any plans used in the preparation of these details may have been reduced in scale and any interested parties should check the Title Plan before proceeding to purchase.

### Viewing:

By appointment with the Sole Selling Agents.



### Directions:

From Hereford proceed in a Southerly direction along the A49 turning left after approximately 5 miles at the top of the Callow signposted Kings Thorn. Turn left again after approximately three quarters of a mile opposite a wooden bus shelter signposted Little Birch. Continue to the bottom of Barrack Hill turning right. Proceed along this road for approximately 1 mile, ignoring the right hand turn to Little Birch Church. Follow the road around to the left and downhill and take the next right turn steeply up a bank where the property will be seen on a sharp left hand bend on the left.

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**Email:** hereford@sunderlands.co.uk

#### Hay-on-Wye Branch

3 Pavement House, The Pavement,  
Hay on Wye, Herefordshire HR3 5BU

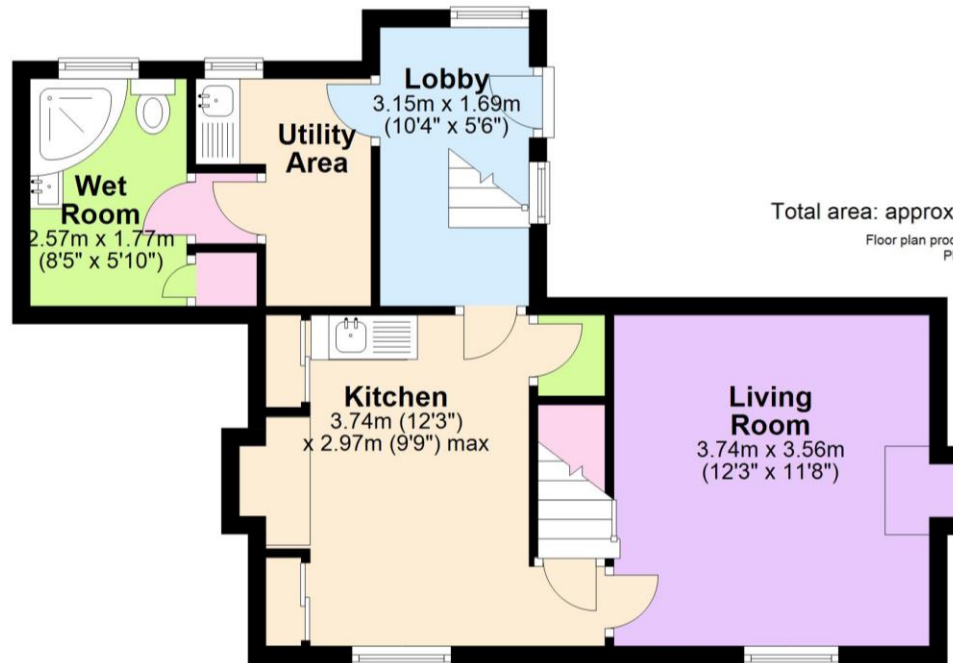
**Tel:** 01497 822 522

**Email:** hay@sunderlands.co.uk

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### Ground Floor

Approx. 43.8 sq. metres (471.5 sq. feet)



Total area: approx. 73.0 sq. metres (786.1 sq. feet)

Floor plan produced for identification only. Not to Scale  
Plan produced using PlanUp.

### First Floor

Approx. 29.2 sq. metres (314.6 sq. feet)

