

Vine Cottage, Shucknall, Hereford, HR1 3SR

Sunderlands
Residential Rural Commercial

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Shucknall
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Summary of Features

- Charming Detached Residence
- Over 2,300 Sq Ft of Beautifully Presented Accommodation
- Five Bedrooms & Two Bathrooms
- Set Within Approx. 1.5 Acres of Gardens & Grounds
- Beautiful Countryside Setting
- Character Features Throughout Including Exposed Beams & Fireplaces
- Impressive Country Kitchen with Traditional Aga
- Two Reception Rooms & Separate Dining Room
- Extensive Driveway Parking & Useful Outbuildings

Price Guide £750,000

Situation
Vine Cottage enjoys a wonderfully accessible rural setting in the sought-after hamlet of Shucknall, approximately six miles east of Hereford. Surrounded by rolling Herefordshire countryside, the property offers the peace and privacy of country living whilst remaining conveniently positioned for access to a wide range of amenities.

The cathedral city of Hereford provides an excellent selection of shopping, leisure and cultural facilities, including independent boutiques, cafés, restaurants, supermarkets, healthcare services and a mainline railway station. The city is renowned for its historic cathedral, home to the world-famous Mappa Mundi, together with an abundance of riverside walks along the River Wye and a vibrant calendar of events throughout the year.

The nearby market town of Ledbury is also within easy reach and offers a charming mix of independent retailers, eateries and everyday services, together with excellent rail links to Worcester, Birmingham and London.

The area is particularly well served for education, with a range of highly regarded primary and secondary schools nearby, including Hereford Cathedral School, The Bishop of Hereford's Bluecoat School and Hereford Sixth Form College.

For those who enjoy outdoor pursuits, the surrounding countryside provides exceptional opportunities for walking, cycling and horse riding, with an extensive network of footpaths and bridleways on the doorstep. Despite its tranquil setting, Vine Cottage is ideally placed for access to the wider road network, making it an attractive choice for families, professionals and those seeking a lifestyle balance between town and country.

Distances (approximate):
Hereford 6 miles • Ledbury 9 miles • Worcester 22 miles • M50 (Junction 2) 12 miles • Birmingham 55 miles.

Description
A charming period five bedroomed residence set within approximately 1.5 acres of gardens and grounds, enjoying a peaceful rural setting in the highly sought-after hamlet of Shucknall. Believed to date back to the 18th century, the property seamlessly combines timeless character with the comforts of modern family living.

Beautifully presented throughout, the accommodation extends to over 2,300 sq ft and is filled with natural light, offering a warm and welcoming atmosphere from the moment you arrive. Original features including exposed beams, timbers and fireplaces sit comfortably alongside thoughtfully updated interiors, creating a home that is both practical and full of personality.

The generous living spaces are ideally suited to modern lifestyles, with a superb open-plan layout at the heart of the home and a range of reception areas providing flexibility for family life, home working and entertaining. The well-appointed kitchen acts as the social hub of the property, while the upper floors offer five bedrooms, all enjoying delightful views across the surrounding Herefordshire countryside.

Approached via a substantial driveway providing extensive off-road parking, the property is set within approximately 1.5 acres of gardens and grounds with useful outbuildings and plenty of scope for those seeking space for hobbies, equestrian interests or future garaging, subject to any necessary consents.

Offering an attractive balance of period charm, modern convenience and idyllic rural surroundings, this is a wonderful family home in a highly accessible countryside location.

Accommodation
Reception Hall
A welcoming entrance hall setting the tone for the accommodation beyond, featuring flagstone flooring and exposed timbers, with access to the principal reception rooms and staircase rising to the first floor.

Living Room
A superb dual-aspect reception room filled with character and warmth. Exposed beams, original brickwork and an impressive fireplace housing a wood-burning stove combine to create a cosy yet spacious living environment. Large windows frame attractive views across the gardens and surrounding countryside, while the generous proportions make this an ideal space for both entertaining and everyday family life.

Study / Snug
A wonderfully characterful room enjoying exposed timbers, wooden flooring and a second wood-burning stove set within a traditional fireplace. Currently utilised as a home office, this versatile space could equally serve as a snug, library, playroom or music room.

Kitchen
A charming country kitchen forming the heart of the home, beautifully blending period character with modern practicality. The room is centred around a striking red Aga and complemented by a range of fitted units, ample work surfaces, a central preparation island and exposed brick detailing. Original beams and flagstone flooring further enhance the property's historic appeal.

Dining Room
Open to the kitchen, the dining room provides a wonderful setting for family gatherings and formal entertaining alike. Featuring exposed beams and stone flooring, the room comfortably accommodates a large dining table and enjoys direct access to the gardens, creating an effortless flow between indoor and outdoor living.

Utility / Boot Room
A substantial and highly practical space perfectly suited to country living. Finished with exposed stone walls and brick flooring, the room provides excellent storage and laundry facilities, together with glazed doors opening onto the courtyard and gardens beyond.









First Floor

Landing
A spacious and characterful landing featuring exposed timber framing, wooden flooring and a large leaded window overlooking the surrounding countryside. The landing offers sufficient space for a study area or reading nook and connects the principal first-floor accommodation.

Bedroom Three
A generous double bedroom featuring wooden flooring, a charming period fireplace and attractive views across the surrounding countryside. A bright and comfortable room with ample space for freestanding furniture.

Bedroom Four
A spacious double bedroom enjoying a pleasant outlook and an abundance of natural light, providing comfortable accommodation for family members or guests.

Bedroom Five
Currently arranged as a twin bedroom, this versatile room offers flexibility for a range of uses including a children's bedroom, guest room, nursery or home office.

Family Bathroom
Beautifully appointed and spacious, comprising a freestanding roll-top bath, separate shower enclosure, wash hand basin and WC. Wooden flooring and natural light create a calm and relaxing atmosphere.

Second Floor

Landing
A characterful landing area showcasing exposed oak timbers and period detailing, providing access to the upper-floor accommodation.

Bedroom One
A delightful principal bedroom rich in character, featuring vaulted ceilings, exposed brickwork and original beams. Enjoying elevated views across the rolling Herefordshire countryside, this charming room provides a peaceful retreat.

Bedroom Two
A further double bedroom of considerable charm, boasting exposed brick elevations, original timbers and vaulted ceilings. A wonderful guest bedroom or additional principal room, enjoying far-reaching rural views.

Second Floor Bathroom
A unique and characterful bathroom fitted with a freestanding claw-foot bath, wash hand basin and WC. Exposed beams, wooden flooring and a rooflight combine to create an attractive and relaxing space befitting the age and style of the property.













Outside
The property is approached via a generous gravelled driveway providing extensive parking and turning space for a variety of vehicles. Extending to approximately 1.5 acres, the grounds provide a wonderful backdrop to the house, with generous lawns, established seating areas and plenty of space to enjoy the surrounding countryside.

Bordering Shucknall Hill, the property enjoys access to a network of scenic footpaths and bridleways, making it ideal for those who enjoy walking, running, cycling or riding. The grounds offer excellent versatility and are well suited to purchasers seeking space for smallholding pursuits.

The gardens provide a peaceful setting for outdoor entertaining and family enjoyment. A range of useful sheds and outbuildings offer practical storage for garden machinery, tools and equipment, while the surrounding countryside creates a wonderful sense of space and tranquillity rarely found in such an accessible location.

Services
Mains gas, electricity and water are connected. Drainage is via a private septic tank. The property benefits from a Worcester Bosch Greenstar 8000 Life 35kW gas-fired boiler, installed approximately five years ago and covered by the remainder of a 12-year manufacturer's warranty, offering buyers added peace of mind.

Tenure
Freehold with Vacant Possession upon completion.

Council Tax
Herefordshire Council Tax Band: D

EPC
Rating: D

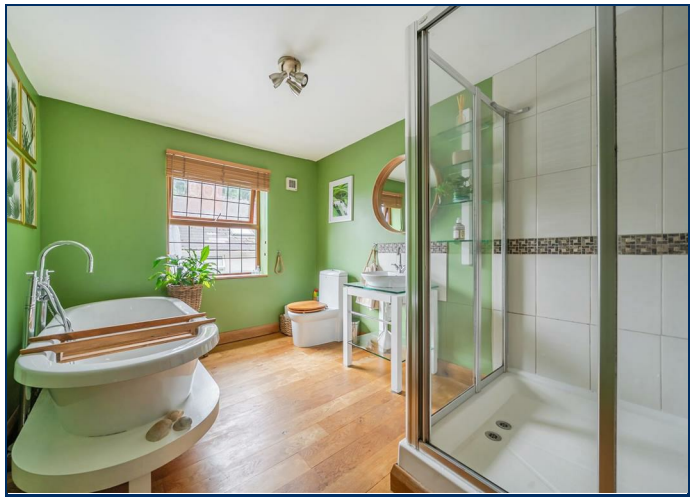
Directions
What3words: ///arose.tastier.sprinkle
From Hereford City, take the A438 Commercial Road towards Worcester (A4103). Continue over Aylestone Hill and at the roundabout take the third exit onto the A4103 Worcester Road. Follow this road for approximately 4 miles to Shucknall, where the left-hand turning up the lane to the property can be found just after the Shucknall Hill turning.

Viewing
Viewing strictly by appointment with the selling agent only.
Tara Boulton on 01432 356161 (Option 3) or 07824 552830
t.boulton@sunderlands.co.uk

Health & Safety Notice
Prospective Purchasers should take all necessary care when making an inspection including wearing suitable clothing. Viewings are taken solely at the risk of those who view and neither the Agents nor the owners of the property take responsibility for any injury however caused.

Anti-Money Laundering Checks
The successful purchaser/s will be required to provide sufficient identification to verify their identity in compliance with the Money Laundering Regulations. Please note that a small fee of £15 + VAT per person will becharged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

Important Notice
These particulars are set out as a guide only. They are intended to give a fair description of the property but may not be relied upon as a statement or representation of facts. These particulars are produced in good faith but are inevitably subjective and do not form part of any Contract. No persons within Sunderlands have any authority to make or give any representation or warranty whatsoever in relation to the property.





















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Land App



Produced on Land App, Aug 10, 2026.
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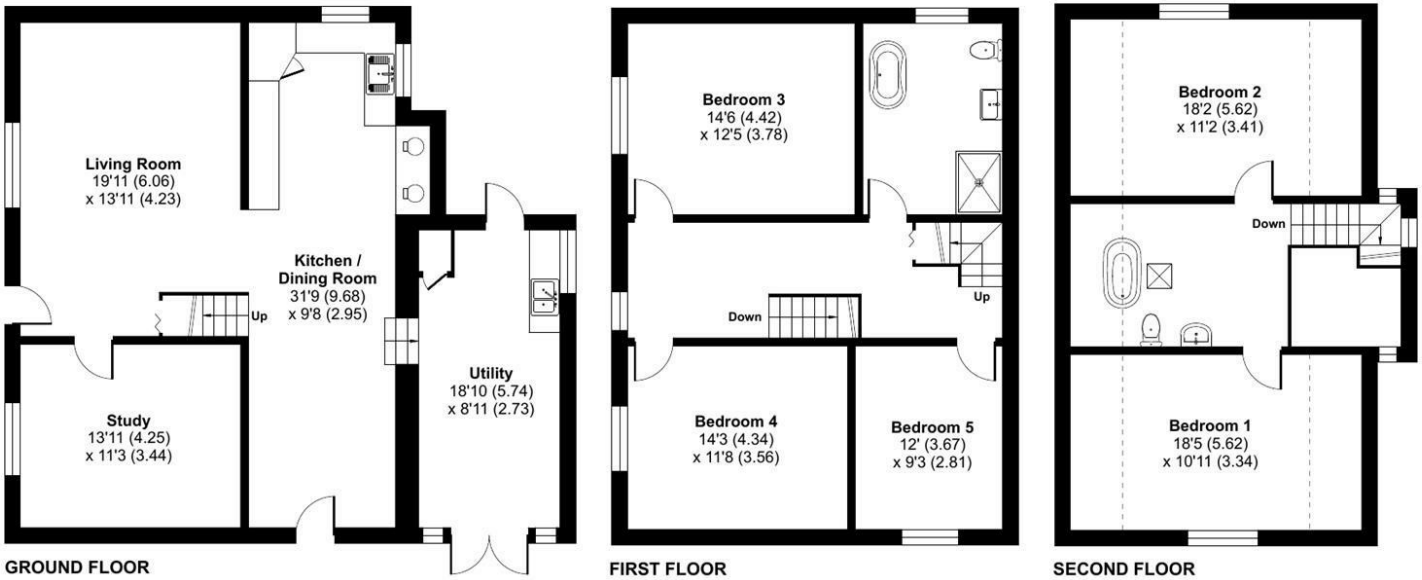
50 m
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Shucknall, Hereford, HR1

Approximate Area = 2125 sq ft / 197.4 sq m
Limited Use Area(s) = 180 sq ft / 16.7 sq m
Total = 2305 sq ft / 214.1 sq m
For identification only - Not to scale

Denotes restricted head height



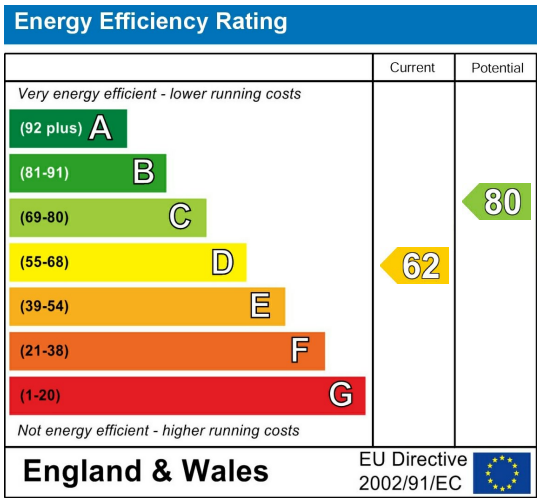
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Sunderlands. REF: 1499573

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NAEA



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