



Hallow End House

Much Birch | Hereford | Herefordshire | HR2 8HT

FINE & COUNTRY

SELLER INSIGHT

“ Built on land purchased in 2005 and constructed over two years, the one-of-a-kind Hallow End House is nestled in the sleepy Herefordshire village of Much Birch, between Hereford and Ross-on-Wye. Designed and built by the current owners, the house beautifully blends traditional architecture with a touch of gothic pastiche, often prompting visitors to ask whether it's a renovation of an old church or manor house. Throughout the property, you'll find arched plank wooden doors, classic cottage doors, oak ceiling beams, and Queen Anne-style double-glazed leaded windows, all harmoniously combined. The rear of the three-storey property boasts a striking hexagonal gothic tower that truly showcases the owners' vision. 'This tower includes oak beam arches that enhance both the kitchen/diner on the ground floor and the master bedroom upstairs, giving the home a distinctive architectural flair.' To further enhance the property, a 6ft electric sliding wooden gate with a video intercom system was added, offering remote-controlled privacy. Inside, a cutting-edge Unico heating and cooling system now ensures year-round comfort, with digital controls and an air-cooling feature upstairs – perfect for hot summer nights. The construction of this striking home was featured on Channel 4's Grand Designs in 2009. The owners were initially drawn to this plot because of the breathtaking, panoramic views from the rear, which stretch for miles. The location is incredibly convenient, with easy access to the M50 and other major road links, as well as excellent local amenities. 'The views stretch over the garden and miles across fields and hills. They really can't be beaten. The area is fantastic for outdoor activities, walks to country pubs, a sense of community, and excellent schools, including the only free Steiner school in England.'

'The best thing about our house is its unique style, which manages to feel both grand and cosy at the same time.'

'The sitting room, with its traditional stone fireplace and log burner offers warmth in winter and a coolness during the summer.'

'The house has ample space with rooms leading to the garden and two patios. There's plenty of parking, guest bedrooms, and a summer house perfect for older children's private gatherings.'

'The garden features a circular lawn, stone patio, wildflower area, and a peaceful Japanese garden with a red bridge and water features.'

'Hallow End House is in a great, close-knit community and we have wonderful neighbours.'

'There are so many things we'll miss about this wonderful property.'

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





STEP INSIDE

Hallow End House

A truly unique, one of a kind property, once featured on Grand Designs; Hallow End House is an impressive and thoughtfully designed home, with elements of Gothic style to include a turret, high vaulted ceilings, a 2m high stained glass window, arched chapel style windows and intricate carved timber bannisters.

The accommodation comprises an entrance hallway, spacious living-dining room, garden room, kitchen-breakfast room, utility room and cloak room to the ground floor. There are five double bedrooms, and four bathrooms arranged over the first and second floors, as well as an impressive office-library to the first floor.

Outside, you have generous level grounds with an array of features, to include a Nordic hut, fruit tree orchard, raised vegetable and fruit beds, greenhouse, pond with ornamental footbridge and a footpath winding through seating areas and planted beds. There are stunning views to the rear over rolling green countryside, and a gated driveway with ample parking and a detached double garage to the front.

Much Birch is a popular village located between the cathedral city of Hereford to the north and the market town of Ross on Wye to the south. There is a local primary school within walking distance, as well as a doctor's surgery, village hall, bus stop and two pubs. Slightly further away in the village of Wormelow is a well-stocked village store, and a Steiner school at Much Dewchurch. Hereford and Ross on Wye both offer a huge array of options for schooling, leisure and shopping, and there are beautiful walks in the nearby Aconbury Woods. The River Wye, Malvern Hills and Brecon Beacons are all within easy reach, with access to road networks from Ross on Wye allowing for easy access to Cardiff, Bristol and the West Midlands.

As you enter the property, you're greeted by a lovely entrance hallway, with beautiful flagstone style flooring, an intricately bespoke carved oak staircase to first floor and archway doors leading into the various ground floor rooms.





STEP INSIDE

Hallow End House

One of the most impressive parts of the house is undoubtedly the living-dining room. This incredible space has been thoughtfully designed and offers an atmosphere reminiscent of a chapel, with stained glass window and, with high vaulted ceiling looking up to the galleried library above. There is an impressive hand-carved stone fireplace with Franklin woodburning stove, exposed beams, windows to front and rear aspect and steps down to a spacious dining area.

From the living room, an archway leads through to a delightful garden room, with double French doors leading outside and offering a delightful outlook. This cosy space would be ideal for a reading or hobbies room.

You then enter the kitchen-breakfast room, which is finished with high quality oak units and black granite worktops, a central island, exposed beams and attractive light-stone coloured floor tiling. There is a Rangemaster cooker with gas hob, Belfast sink, space for fridge-freezer and integrated dishwasher.

To the far end of the room opposite the kitchen is a breakfast area, which is located within the hexagonal 'turret', and offers a triple aspect through chapel style windows over the countryside views beyond the property boundary.

Just off the kitchen is a utility room with wall mounted LPG-fired Worcester boiler, additional worksurfaces and units, space and plumbing for appliances and a door leading outside to the vegetable garden. There is also access to a W.C with wash basin.

Back to the entrance hallway, the impressively carved staircase leads you to the first floor, with access to the principal bedroom suite, the main family bathroom, a second double bedroom and the library-study.

The principal suite is impressive in size and style, boasting a walk-in wardrobe and a tastefully finished en-suite with walk in open shower, W.C and stone bowl-style wash basin. The far end of the bedroom features the upper portion of the turret, currently used to house a home gym. There are windows to front and rear aspect, and access outside to a balcony and decking area with beautiful views.

The second bedroom is a bright, spacious double with rear aspect window and a modern en-suite shower room. In addition, the first floor also boasts a luxurious family bathroom with roll top bath, stone bowl wash basin, W.C, exposed beams and chapel style window to the rear aspect.

Further to the first floor is a truly special part of the house; a beautiful office-library, complete with high vaulted ceiling and a galleried view down to the main reception area. There are extensive fitted bookcases around the room, dark wood flooring and plenty of space in the centre for desks or seating. This room oozes atmosphere and offers many potential uses.

The intricately bespoke carved oak staircase continues to the top floor, where you can find three additional double bedrooms, some offering fitted storage space, as well as a shower/WC and large walk-in storage cupboard.





STEP OUTSIDE

Hallow End House

Outside

The property enjoys a plot of approximately one third of an acre, with the principal garden areas to the rear of the house.

The gardens have been thoughtfully designed, with pathways meandering through seating areas, well planted beds and a pond with ornamental footbridge. There are numerous useful features outside, including a Nordic hut, greenhouse, garden shed, patio, lawned area and a space dedicated to vegetable growing with raised beds.

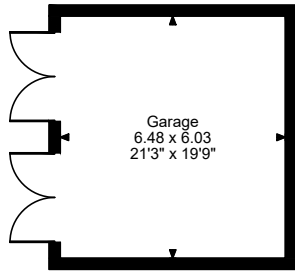
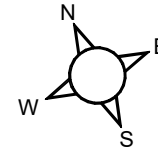
To the rear boundary, you can enjoy absolutely stunning countryside views, taking in seemingly endless rolling fields and woodland. To the front of the property, you have an automated gated driveway with video intercom, ample parking for numerous vehicles, as well as a detached double garage.

Directions

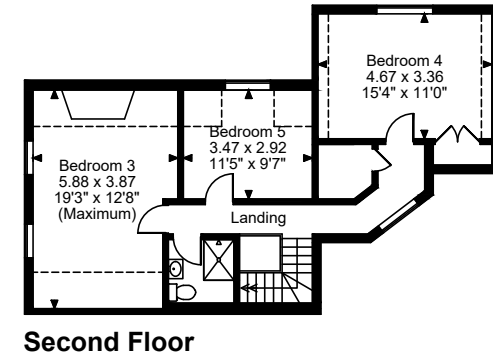
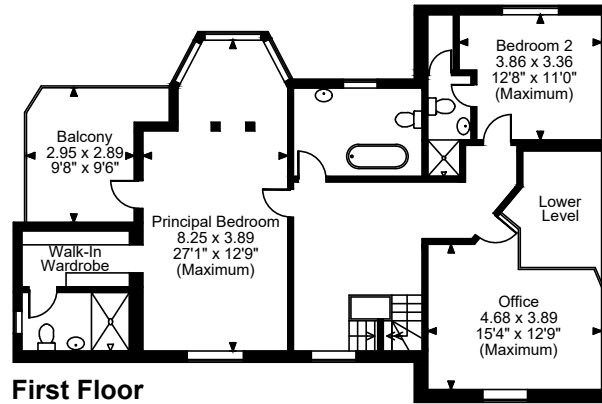
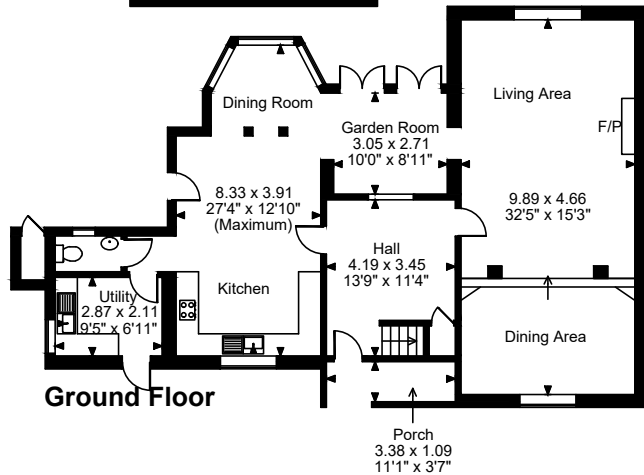
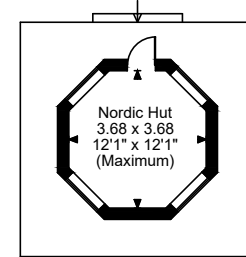
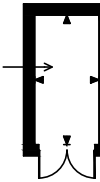
From Ross-on-Wye take the A49 towards Hereford. On reaching the village of Much Birch drive past the Axe and Cleaver Inn and shortly after, the entrance to the property can be found on the right-hand side just before the bus stop.



Hallow End House, Much Birch, Hereford
Approximate Gross Internal Area
Main House = 2924 Sq Ft/272 Sq M
Garage = 421 Sq Ft/39 Sq M
Greenhouse & Nordic Hut = 185 Sq Ft/17 Sq M
Balcony external area = 120 Sq Ft/11 Sq M
Total = 3530 Sq Ft/328 Sq M
 Quoted Area Excludes 'External C/B'



Greenhouse
 3.47 x 1.72
 11'5" x 5'8"



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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EPC Rating: Exempt

Council Tax Band: G

Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Company No: 12655231. Registered Office Address: 52 Broad Street, Ross-On-Wye, Herefordshire, HR9 7DY. Printed 12.09.2024



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