

# OLD BARN CLOSE

FOWNHOPE, HEREFORDSHIRE, HR1 4NQ



ASPIRATIONAL HOMES, DESIRABLE LOCATIONS





### SPACE TO LIVE

Each property at Old Barn Close has been individually-designed with your comfort, convenience and enjoyment in mind. We have prioritised spacious layouts, rooms and outdoor areas, as well as an abundance of built-in storage. A superior specification provides luxury features and market leading renewable energy technologies. Natural light flows throughout layouts that have been thoughtfully designed to create space for modern lifestyles, to include working from home.

At Old Barn Close, we have positioned the properties to make the most of the surrounding countryside, and drawn inspiration from the local architecture to design modern homes that complement the village's existing style and aesthetic. Inside, contemporary comforts blend with practical and stylish layouts, creating stunning spaces to live.

We're confident that you will love these homes as much as we do. Talk to our friendly team today and let us tell you more about these properties and the surrounding area. We look forward to meeting you.

Luke Freeman

Luke Freeman

Founder of Freeman Homes and Group CEO







Herefordshire countryside views



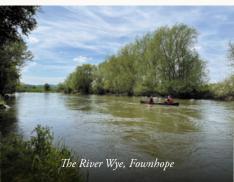
### A WELL-CONNECTED COMMUNITY

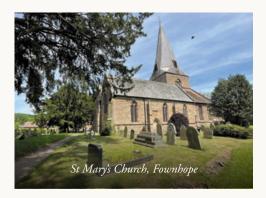
Fownhope is home to an impressive community of quality independents and services that includes a private leisure club, country pubs, butchers, gift shop and café, village shop and post office, church, primary school, village hall and recreation fields. Hereford and the market towns of Ledbury and Ross-on-Wye are just a short distance away.





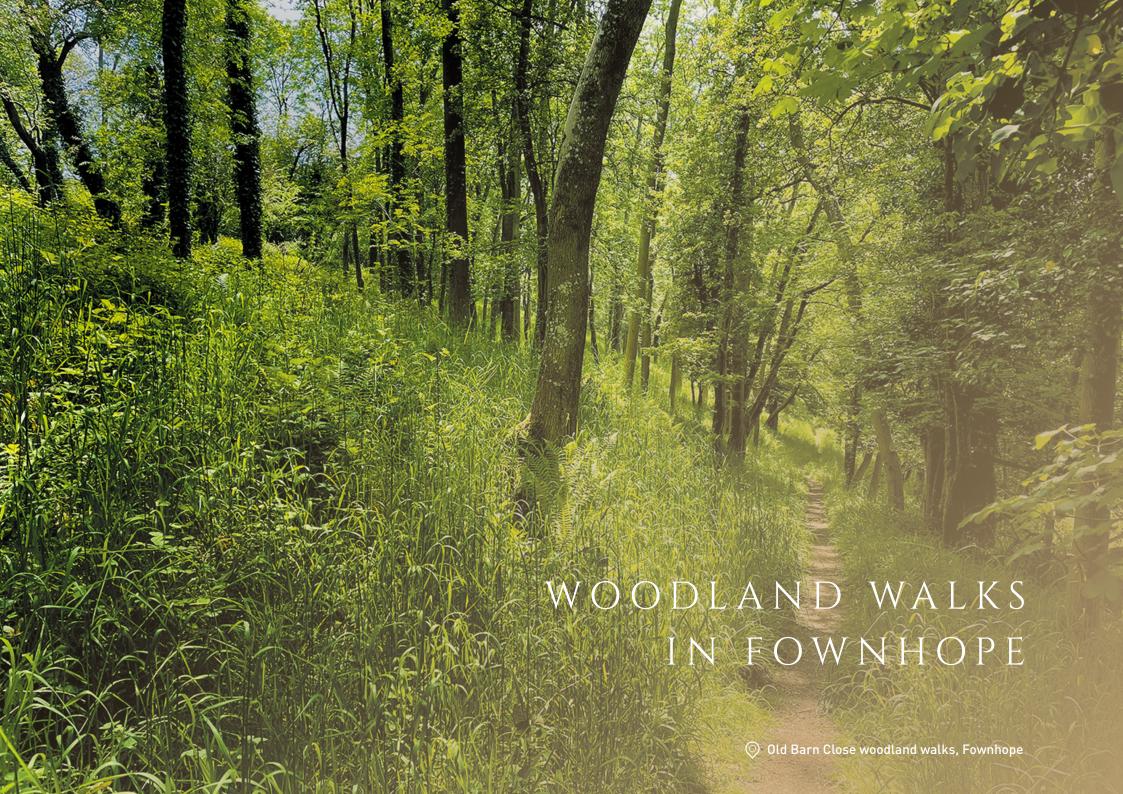








Fownhope	Hereford	Ross-on-Wye	Ledbury	
•	•	•	•	$\longrightarrow$
	6 miles	9 miles	12 miles	
	20 minute drive	22 minute drive	25 minute drive	



### WHAT'S NEARBY

### Food & Drink

Herefordshire is famed for its local produce and boasts a fast-growing foodie scene to feast within. Locally-brewed ales, ciders, and cocktails mixed with tipples from local distilleries can be found in most eateries. Fownhope itself has not just one, but two village country pubs where you can dine on delicious home-cooked classics at The New Inn, and contemporary gastro-pub plates of food at The Green Man. Venture out to the surrounding area and villages that are also peppered with notable country pubs and farmhouse delis. The Café @ Coo Corner within Fownhope offers a cosy little area to grab a delicious, freshly-roasted coffee and a homemade slice of cake.

### Shopping

West End Store in Fownhope stocks a wide range of everyday essentials and is also home to the village Post Office. For handmade gifts and products, The Shop @ Coo Corner is a beautiful boutique that also provides a range of eco-friendly refillable products and a refill service in store. In Hereford you will find a good balance of popular high-street brands and independents. Explore cobbled streets for hidden gems and the Old Hereford Market where you will find everything in one place, including a Waitrose supermarket and ODEON cinema. Nearby, Ledbury and Ross-on-Wye are home to independent shops, restaurants, delis and cafes.









### Arts & Culture

Fownhope has a wide range of clubs and societies for you and your family to join; badminton, bowls, flower arranging, gardening, cricket, table tennis, Taekwon-Do – the list goes on! Fownhope Fringe is a group in the village that run workshops and events to include music, art, wine tasting, photography and crafts. Flicks in the Sticks show newly released films, old classics and comedies in the New Memorial Hall.

An exciting variety of museums, attractions and festivals can be found across the county. The Courtyard in Hereford is a centre for the arts and stages touring shows and in-house productions. Hereford Cathedral hosts notable events and exhibitions, and is home of Mappa Mundi and the Chained Library.

### Health & Wellbeing

In addition to the village's sports clubs and recreation fields, Fownhope has its own private health and leisure club, Wye Leisure. Saunas, steam rooms, spa pools, heated stone beds and swimming pools provide the ideal place to relax and unwind after a session in the gym or an exercise class. The club has family friendly and adultonly areas, plus a terrace bar and poolside coffee shop.

### Education

St Mary's C of E Primary School is less than a mile from Cherry Hill and was rated 'good' in their last Ofsted inspection. Fownhope sits within the catchment area of numerous high-performing high schools to include St Mary's RC High School in Hereford and Fairfield High School in Peterchurch; both with 'Outstanding' Ofsted ratings; Hereford Cathedral School is also an outstanding independent school for nursery to sixth form age.

#### Get Outdoors

Fownhope sits within the Wye Valley Area of Outstanding Natural Beauty where you are surrounded by beautiful scenery and world-class walking trails to include The Wye Valley Walk which passes through the village. Enjoy riverside and woodland walks from your front door, canoeing and paddleboarding on the River Wye, and cycling in Haugh Woods – the outdoor pursuits are endless.













### LIVING SPACE

1,772

164

SQUARE FEET SQUARE METRES

An elegant four-bedroom home, where style and function are seamlessly combined.

The ground floor features a spacious kitchen with a central island, premium appliances, and French doors opening onto the garden.

A separate utility keeps daily tasks discreetly managed, while a formal dining room provides space for family meals or entertaining.

The expansive living room, stretching the depth of the property, offers a bright and versatile retreat, with French doors extending to the patio and garden.

Upstairs, the master suite delivers a luxurious haven with its walk-through wardrobe and en suite. Two additional bedrooms also enjoy en suites and fitted storage, while the fourth bedroom offers flexibility as a study or guest space. A family bathroom completes the first floor, balancing comfort and practicality. With its thoughtful layout, high specification, and energy-efficient design, this home presents the perfect blend of contemporary living and timeless appeal.





### **SPECIFICATION**

### Kitchen, Utility

- Symphony Harvard kitchen in Pebble
- Quartz countertop with upstands to kitchen and utility room
- NEFF integrated multi-function oven and ceramic hob
- NEFF integrated dishwasher
- Integrated fridge freezer
- Plumbing and electrics ready for washing machine and tumble dryer

### Bathroom, En Suites & Cloakroom

- Modern white Villeroy and Boch sanitaryware
- Hansgrohe chrome fittings
- Mira Evoco shower with low-profile shower tray to bathrooms
- Heated towel ladder radiator
- Porcelanosa ceramic tiling to walls and floor
- Underfloor heating to bathrooms and en suites

### Heating, electric & lighting

- NIBE air source heat pump
- Viridian solar panels
- Wet underfloor heating throughout the ground floor
- Thermostatically controlled radiators to first floor
- Low-energy lighting throughout with LED downlights to kitchen, hallway, cloakroom, bathrooms

### Interior finishes

- Staircase with ash handrail
- Matt paint finish to walls and ceilings
- Amtico flooring in kitchen
- Luxury carpets to living room, dining room, landing & bedrooms
- Oak veneer prefinished internal doors with brushed chrome door furniture
- Walk-through wardrobe with sliding doors to master bedroom
- Bespoke fitted wardrobes with soft close sliding doors to bedrooms 1. 2 and 3

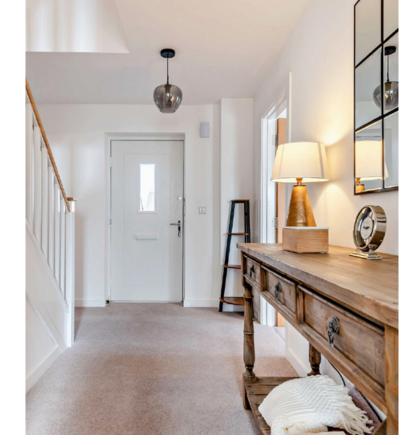
### **Exterior finishes**

- Project EV 7.3 kW electric car charging point
- Landscaped gardens
- Contemporary grey patio and paths
- External waterproof socket and tap to rear elevation uPVC windows, patio, utility, and garage personnel doors, prefinished in Pebble Grey
- Lighting and double power socket to garage
- External, low-level, wildlife-friendly lights to front and back of property
- Patio to rear garden

### Security & warranty

- Two-year homeowner warranty from Freeman Homes
- Ten-year structural NHBC warranty
- Multi-point locking mechanisms to external doors





Generous size entrance hall



Spacious living room with French doors to patio



Separate dining room 12



Modern sanitaryware with built-in vanity & Hansgrohe taps



Well proportined bedrooms with countryside views



Spacious hallway



Walk-through wardrobe with sliding doors to master bedroom.



Extensive gardens to the rear with French doors to patio



♦ Light

₫ Tap

LIVING 1,772 164
SPACE SQUARE FEET SQUARE METRES



### GROUND FLOOR

Living Room	6.79m x 3.47m	22'3'' x 11'4''
Kitchen	4.86m x 4.59m	15'9'' x 15'1''
Dining Room	3.30m x 3.85m	10'8" x 12'6"
Utility	2.0m x 2.20m	6′6′′ x 7′2′′



### FIRST FLOOR

Bedroom 1	4.65m x 3.73m	15'3'' x 12'2''
Bedroom 2	3.51m x 3.11m	11'5" x 10'2"
Bedroom 3	3.85m x 3.30m	12'6'' x 10'8''
Bedroom 4	2.89m x 2.68m	9′5′′ x 8′8′′



**Detached Double Garage** 37.3 sqm / 402 sqft

# PROTECTING OUR ENVIRONMENT

**Environmental Details** 



- Hedgehog-friendly fencing allows hedgehogs to roam freely in search of food and mates
- Hedgehog houses within the shared open areas provide shelter and somewhere to nest
- Bird boxes provide a home for nesting birds, and bat boxes provide a place for bats to roost
- Bee bricks for nesting solitary bees
- Significant ecology landscape planting
- Dual flush mechanism to toilets to reduce water use
- Double-glazed windows providing a high level of thermal insulation and reduced heat loss
- High levels of insulation within roof spaces and external wall cavities, to limit heat loss in the winter and reduce heat gain in the summer
- Significant recycling of waste materials and packaging during the construction of each home
- Rainwater butt and garden composting bin



## ULTRAFAST FIBRE SERVICE

### Stay connected at home

With fast broadband, everyone in the house can be online, keeping in touch with friends and family, working from home, watching Netflix, and doing the weekly shop, all at the same time!

Fownhope benefits from fibre enabled broadband with average speeds of 67Mbps. The village also falls under Fastershire, which is a partnership between Gloucestershire County

Council and Herefordshire Council, that is bringing even faster broadband to the two counties. This means you can upgrade to ultrafast fibre through your provider and access broadband speeds up to

www.fastershire.com

### Space to work from home

Whether it's a downstairs study, upstairs study, spare room converted into a home office, or a dedicated corner of a spacious open-plan layout, we have a wide range of designs to suit your workfrom-home style. Better still, inspire productivity and put your own stamp on your work-friendly space.





## ENERGY-EFFICIENT EPC A-RATED PROPERTIES



### Sustainable Materials

partnering with market-leading brands and local suppliers to maximise the property energy performance. Herefordshire-based

### Zero Carbon Living

NIBE air source heat pumps and Viridian with significantly lower running costs.



SUSTAINABLE LIVING AT OLD BARN CLOSE

### Market leading renewable energy technologies

### **Underfloor Heating**

Underfloor heating to ground floor, bathrooms, ensuites and cloakrooms has increased energy-efficiency of over 30% compared to traditional radiators (as design dictates).

### Fabric First

Built using a fabric-first approach with high quality materials and features to maximise performance and reduce embodied carbon.

#### Solar PV Panels

Viridian roof-integrated Solar PV panels reduce energy use from the National Grid and reduce carbon emissions.

#### **Timber Frame** Construction

Timber sourced from certified managed forests that offer the lowest CO<sub>2</sub> cost and heightened thermal efficiencies. We partner with our local supplier, Taylor Lane Timber Frame, further reducing vehicle movements on the roads.





charging point.



### Saving Water Water-saving appliances and features.



### **Battery Storage** To all homes, 5.0kWh solar battery storage to further reduce emissions and reliance on the National Grid.



### **NIBE Air Source Heat Pump**

Optimised seasonal performance for low operating costs. Carbon emissions can be reduced by more than 23 tonnes over 10 years - the same as 30 return plane flights between Heathrow and Madrid.



**EPC A-RATED HOMES** 





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# A PERSONALISED JOURNEY

At Freeman Homes, we pride ourselves on putting our customers at the heart of everything we do. Experience a personalised homebuying journey where your individual needs are listened to and valued. As a family-run business, we understand the importance of the finer details and personal touches, making your move stress-free and enjoyable.

Our dedicated after-sales team is on hand to provide support and assistance long after your completion day. Your friendly and effective direct point of contact will be our Customer Services Manager, who will stay in touch and ensure your ongoing satisfaction.

# Don't just take our word for it. Here is what some of our customers have said:



"All the local people we spoke to commented on Freeman Homes' reputation for good quality building. Once we approached them we couldn't fail to be impressed. We highly recommend Freeman Homes for the quality of their work and caring attitude"

"It has been a real pleasure to deal with them.
I cannot recommend them highly enough and am happy to thank them for all their assistance"

Mr David Aller

R & H Moir

"The location, design, and build of my new home are amazing. From my initial interest, to purchase and aftercare, the staff were helpful and informative – nothing was too much trouble."

Mrs T Mills

"They were very easy to deal with, very gracious, trustworthy and reassuring. Buying a house can be stressful, but it was so refreshing. I recommend them to everyone, and my in-laws even moved into one!"

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Talk to our friendly team today 01594 543354

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