

FreemanHomes

OLD BARN CLOSE

FOWNHOPE, HEREFORDSHIRE, HR1 4NQ



Partners in
Property

FreemanHomes

ASPIRATIONAL HOMES, DESIRABLE LOCATIONS



Partners in
Property

OLD BARN CLOSE

FOWNHOPE, HEREFORDSHIRE

A small and unique collection of individually-designed, low-carbon properties in the charming and coveted village of Fownhope. Beautiful exteriors and outdoor spaces are met with spacious layouts and a luxury specification, to present exclusive, energy-efficient properties created for modern lifestyles.

Situated amongst the undulating Herefordshire countryside and raised high above the banks of the mesmerising River Wye, these properties enjoy a desirable position, surrounded by stunning and expansive scenery. In addition to the fabulous location, Fownhope is home to an impressive community of independent businesses, services and clubs; and the village is conveniently connected to local market towns and the Cathedral city of Hereford.

FreemanHome



ENERGY-EFFICIENT
EPC A-RATED HOMES

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

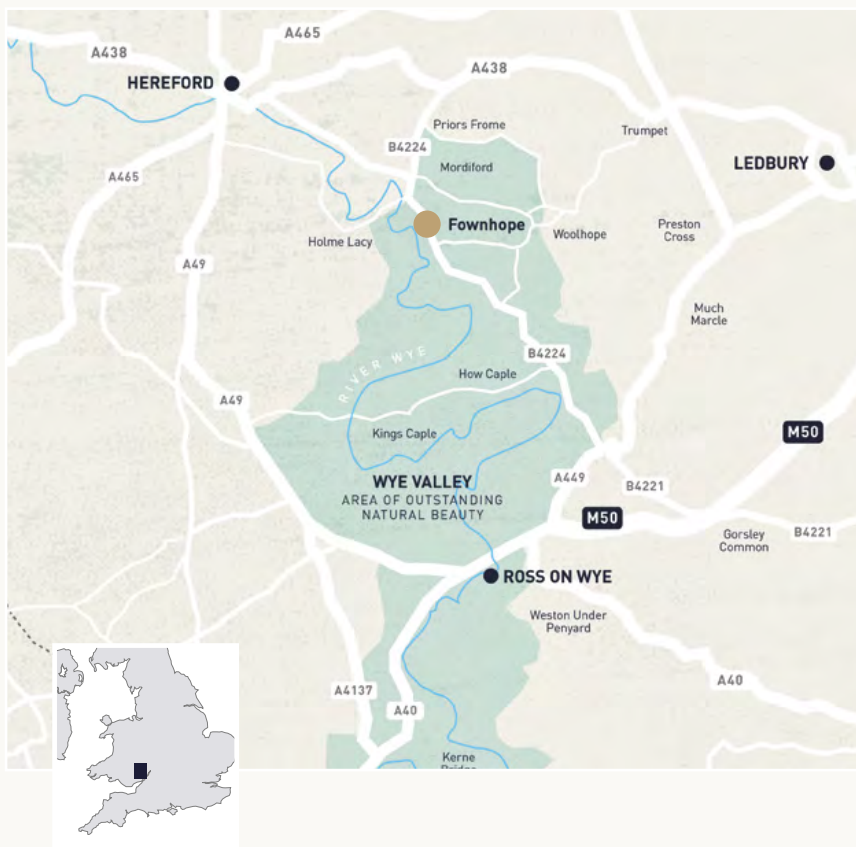


Herefordshire countryside views

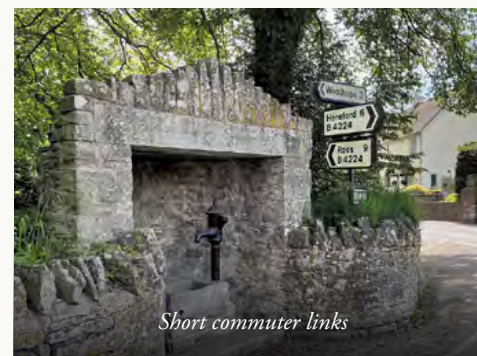


A WELL-CONNECTED COMMUNITY

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.



Village lifestyle in Fownhope



Short commuter links



The River Wye, Fownhope

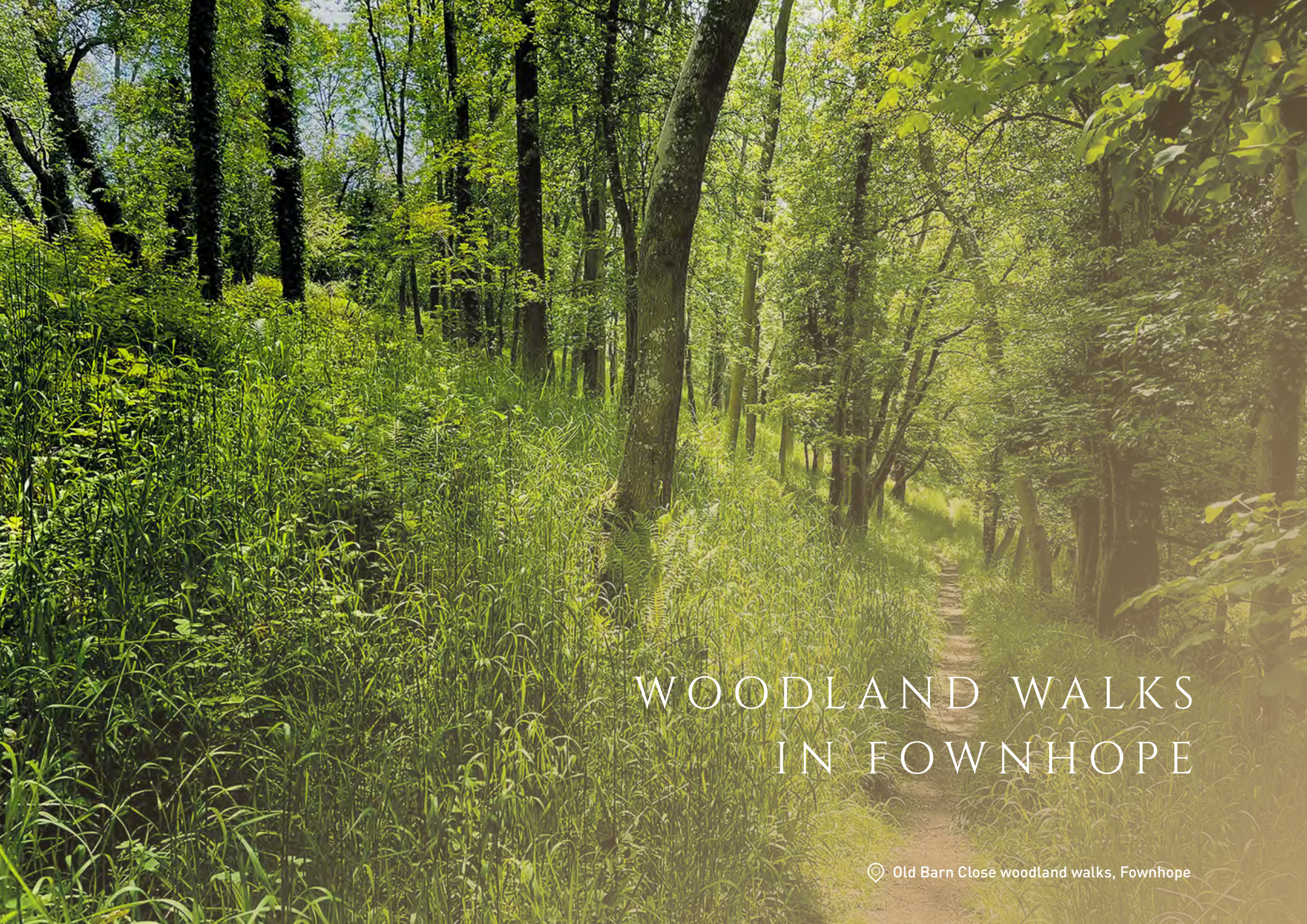


St Mary's Church, Fownhope



Fownhope village post office and stores



A photograph of a narrow dirt path winding through a lush woodland. The path is flanked by tall, vibrant green grass and ferns. Sunlight filters through the dense canopy of trees, creating a dappled light effect on the ground and foliage. The trees have dark trunks and bright green leaves, suggesting a healthy forest environment.

WOODLAND WALKS IN FOWNHOPE

© Old Barn Close woodland walks, Fownhope

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.



Shop and café at Coo Corner, Fownhope



Hereford Old Market



Burger Shop, Hereford



Shop local, Fownhope butchers

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 adult-only 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.



WELCOME TO A
BRIGHT & SPACIOUS
ZERO CARBON LIVING HOME



ZERO
CARBON
LIVING



No. 3

OLD BARN CLOSE



SCAN
FOR FULL
DETAILS &
VIDEO



LIVING SPACE

1,772

SQUARE FEET

164

SQUARE METRES

A stylish four-bedroom home beautifully balances elegance and practicality. On the ground floor, the well-appointed kitchen features a central island, high-end appliances, and French doors that open directly onto the garden.

A separate utility room keeps everyday tasks out of sight, while the formal dining room provides the ideal space for family gatherings or entertaining guests.

The generous living room spans the full depth of the property, creating a bright and adaptable space, with French doors leading to the patio and garden.

Upstairs, the master suite offers a serene retreat with a walk-through wardrobe and ensuite bathroom. Two further bedrooms feature ensuites and fitted storage, while the fourth bedroom is perfect as a study or guest room. A family bathroom completes the first floor, combining style with functionality.

Designed with a thoughtful layout, high-quality finishes, and energy-efficient features, this home perfectly blends contemporary comfort with timeless sophistication.

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
- Oak porch
- 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





NEFF 4 -zone touch control hob with extraction overhead extractor fan



Kitchen finished in Pebble with Brushed Nickel Bow Handles



Utility with matching quartz countertop and units



Oak porch



Modern White Villeroy and Boch sanitaryware



Walk - through wardrobe with sliding doors to bedroom 1



13 | Well proportioned bedrooms with countryside views



Extensive gardens to the rear with French doors to patio

No. 3

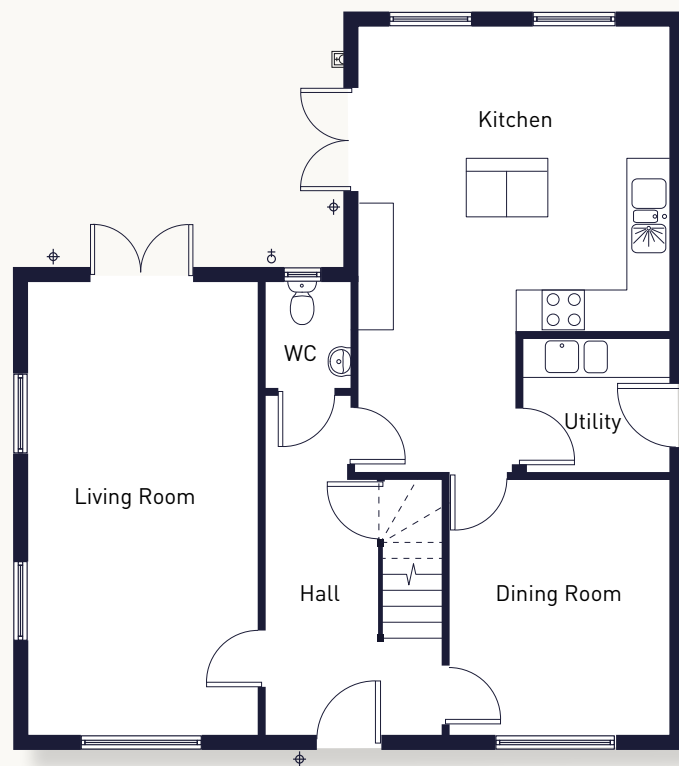
OLD BARN CLOSE

-  Exterior Socket
-  Light
-  Tap

LIVING
SPACE

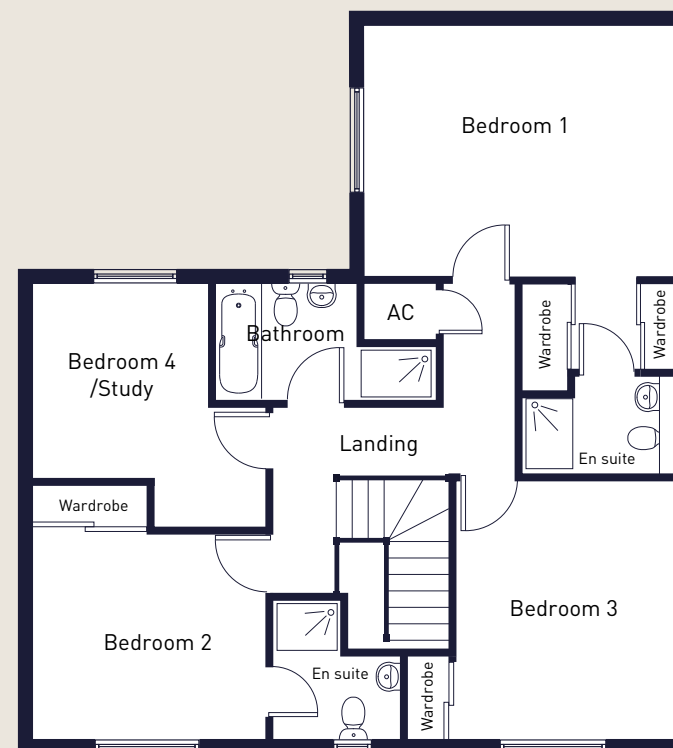
1,772
SQUARE FEET

164
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

All measurements are approximate and may vary on site. Floor plans are indicative only.

WELCOME TO OLD BARN CLOSE SHOW HOME





No. 10

OLD BARN
CLOSE



SCAN
FOR FULL
DETAILS &
VIDEO



LIVING SPACE

1,685

SQUARE FEET

156.5

SQUARE METRES

An elegant four-bedroom detached home blends comfort with timeless design in the heart of Fownhope.

The ground floor centres on a spacious kitchen with breakfast bar and integrated appliances, seamlessly connecting to the dining area. French doors open onto the garden, creating a bright, welcoming space for everyday living. Everyday tasks are tucked away in the utility, as the spacious living room opens through French doors to the garden.

Upstairs, both the master suite and second bedroom offers a sanctuary with fitted wardrobes and ensuite, while the remaining two provide flexibility for family, guests, or a home office. A well-appointed family bathroom completes the first floor, combining practicality with style.

With its thoughtful layout, high-quality specification, and energy-efficient features including roof-integrated solar panels, an air source heat pump, and EV charging, this home balances modern living and sustainable design in a sought-after village setting.

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
- Bespoke fitted wardrobes with soft close sliding doors to bedrooms 1, 2 and 3

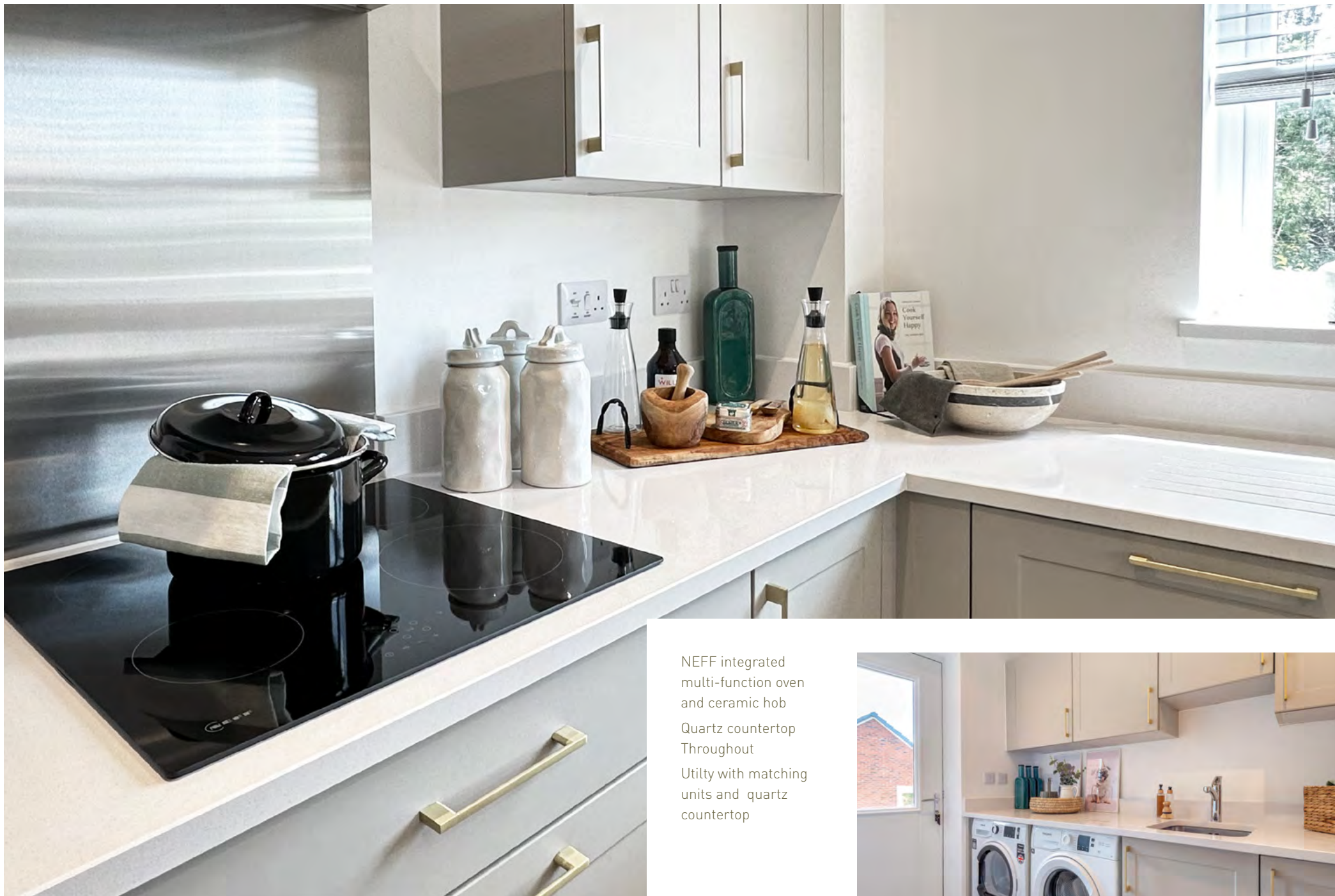
Exterior finishes

- Project EV 7.3 kW electric car charging point
- Oak porch
- 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





NEFF integrated
multi-function oven
and ceramic hob
Quartz countertop
Throughout
Utlity with matching
units and quartz
countertop





Dining room with French doors to outside patio



Spacious hallway



Living room with French doors to patio





Modern sanitaryware with built-in vanity & Hansgrohe taps



En suite to Bedrooms 1 & 2



Sliding wardrobe storage to Bedrooms 1, 2 & 3



Well proportioned bedrooms with countryside views

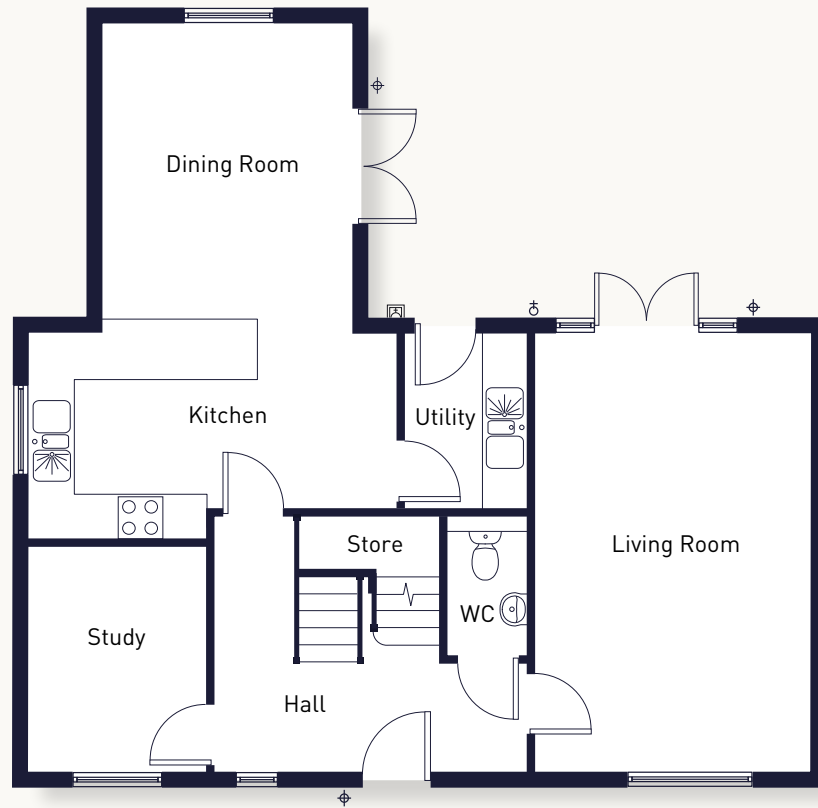


Garden to the rear with French doors to patio

No. 10

OLD BARN CLOSE

- Exterior Socket
- Light
- Tap



GROUND FLOOR

Living Room	6m x 3.78m	19'7" x 12'4"
Kitchen	2.41m x 5.06m	7'9" x 16'6"
Dining Room	4.27m x 3.42m	14'0" x 11'2"
Utility	1.72m x 2.41m	5'6" x 7'9"
Study	3.10m x 2.45m	10'2" x 8'0"

All measurements are approximate and may vary on site. Floor plans are indicative only.

LIVING SPACE | **1,685** SQUARE FEET | **156.5** SQUARE METRES



FIRST FLOOR

Bedroom 1	3.42m x 2.98m	11'2" x 9'8"
Bedroom 2	2.76m x 2.69m	9'1" x 8'8"
Bedroom 3	2.70m x 2.80m	8'9" x 9'2"
Bedroom 4	2.41m x 4.10m	7'9" x 13'5"



Single Garage
17.98 sqm / 193 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

Old Barn Close creates a place for people and nature. In addition to our sustainable design, materials selection, renewable technologies and wildlife-friendly features.

Wildlife-friendly features such as hedgehog-friendly fencing, bird and bat nesting boxes, and bee bricks provide a place for people and nature.

Ecology landscaping and wildlife buffer zones boost biodiversity.

We align ourselves and our homes with 7 of the United Nations' Sustainable Development Goals to ensure we have a positive impact locally, and worldwide.



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 1,000Mbps. For more information visit 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 work-from-home style. Better still, inspire productivity and put your own stamp on your work-friendly space.



ENERGY-EFFICIENT EPC A-RATED PROPERTIES



Sustainable Materials

We adopt a fabric-first approach to design, partnering with market-leading brands and local suppliers to maximise the property energy performance. Herefordshire-based Taylor Lane's timber frame construction utilises timber sourced from certified managed forests, offering the lowest CO₂ cost and heightened thermal efficiencies.

Zero Carbon Living

In addition to our sustainable designs, NIBE air source heat pumps and Viridian roof-integrated solar PV panels enable us to present zero-carbon, EPC A-rated properties 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 CO₂ cost and heightened thermal efficiencies.

We partner with our local supplier, Taylor Lane Timber Frame, further reducing vehicle movements on the roads.



Car Charging Point

Project EV 7.3 kW electric car 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.



**ENERGY-EFFICIENT
EPC A-RATED HOMES**



NEW ADVENTURES
& PLACES TO EXPLORE

📍 Village centre, Fownhope

The logo for Freeman Homes, featuring the word "Freeman" in a serif font with a small house icon above the 'm', followed by "Homes" in a sans-serif font.

OLD BARN CLOSE

OLD BARN CLOSE, FOWNHOPE, HEREFORDSHIRE, HR1 4NQ

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”

R & H Moir

“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 Allen

“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!”

Kate

”

FreemanHomes



Talk to our friendly team today

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fownhope@freemanhomes.co.uk

www.freemanhomes.co.uk



subtitle.rejoiced.tinkle

Old Barn Close, Fownhope, Herefordshire, HR1 4NQ