

# Haugh Wood House Mordiford, HR1 4LT

Guide price £1,400,000



Character & Country  
PROPERTY SPECIALISTS



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Council Tax Band: E

*Occupying an idyllic and peaceful rural location yet just 4 miles from the Cathedral City of Hereford, a newly constructed family house with additional 2 bed mobile home, 1 bed annexe, extensive multi purpose outbuilding and circa 3.2 acres TBV*

## Situation and Description

Tucked away in a quiet yet very accessible location, Haugh Woods House offers a very rare opportunity to purchase a beautifully appointed and recently constructed family home, which along with ancillary accommodation and buildings offers many different lifestyle opportunities. The property has a two bedroom mobile home/lodge house and a separate annexe both of which could be used for multi generational living, elderly/dependent relative/teenager suite or holiday letting accommodation (subject to any required consents and permissions). The large multi purpose 4 bay portal span building could equally be converted (again subject to any required permissions) to create additional living or working accommodation. The beauty and tranquility of the position lends itself to holiday accommodation and woodland lodges or camping/rural retreat would work very well; equally the field would be suitable for someone wishing to keep horses or ponies having access to the bridlway network very close by.

There are other ancillary buildings again offering possibilities but currently in use as home office, gym and workshop. The original dividers could be reinstated in the barn to create stabling for animals although at present the barn is offering useful storage space.

Originally on the site was a dormer bungalow, raised to the ground and Haugh Woods House was constructed in its place in 2020, completed in 2021. The property offers very spacious and well appointed accommodation with Internorm passivhaus triple glazed windows, bespoke locally hand crafted doors and staircase, limestone flooring, beautifully fitted kitchen with quartz worktops. Multi zone radiators to the first floor and multi zone under floor heating to the ground floor with constant flow combi-boiler as well as high pressure hot water Megaflo Eco solar storage cylinder and high pressure cold regulating tank supplying all showers. The bank of 15x solar panels provides 3.6KW of energy on a south facing aspect (Year 2023 £1500 saving). This combined with the 11KWh of battery storage and 7KW inverters, the house runs on low rate power much of the time. There is also a fully integrated sound system with wall controls in the kitchen, sitting room, games room, and the deck. The fourth first floor bedroom has been converted into a full cinema room with integrated 115” 2.35:1 cinemascope screen, high definition projection, integrated 12ch Dolby Atmos sound system, acoustic control, smart lighting, and cinema seating. This may be available by way of separate negotiation. This room is fully ‘black out’ for the ultimate cinema experience however has concealed windows and can be very easily reverted back to a bedroom if required.

The village of Mordiford, (with The Moon Public House and primary schooling) is approximately 4 miles south east of Hereford and within the Wye Valley AONB. Haugh Woods which surround the property consist of approximately 350 hectares of mixed broadleaf and coniferous woodland. There are paths and bridlways running through this beautiful woodland which is an important Site of Special Scientific interest (SSSI), designated primarily for its invertebrates and rare native woodland types. Fownhope lies to the south of the property and is just a five minute or so drive away offering excellent local amenities including shop and post office, leisure facilities including private members gym and swimming pool with restaurant, butchers, schooling, public houses, café and gift shop and doctors surgery. Woolhope also close by offers tennis courts and The Butchers Arms and Crown Public Houses. The whole area is blessed with beautiful views at every turn with footpaths and cycle trails, canoeing on the close by River Wye, golf clubs, equestrian and leisure pursuits.

This really is a very rare opportunity to acquire a beautifully situated property which enjoys complete privacy and seclusion yet is less than 10 minutes from the wide range of services and amenities of Hereford city and is within 15 minutes of the M50 and access to the wider motorway network at Ross on Wye.

In more detail the property comprises

Hardwood front door with glazed side panels to

## Entrance Hall

With limestone flooring, window to side elevation, stairs to first floor, velux, bespoke light fitting, open plan to kitchen breakfast room and door to

## Rear Hall

With two windows to rear elevation, opening into the

## Utility Room

With space and plumbing for automatic washing machine and tumble drier, comms cabinet, door to rear paved patio and door to games room. Doors off to

## Shower Room

Beautifully appointed, fully tiled with glass doors, high pressure shower, low level WC wash hand basin in vanity unit, mixer tap, ladder style towel radiator.

## Boiler Room

With Megaflo Eco Solar PV unvented indirect cylinder and under floor central heating controls.

## Kitchen Breakfast Room

Comprehensively fitted with a range of wall and base units incorporating 1.5 bowl sink unit with quartz work surfaces, including integrated quartz drainer, window to rear elevation and bi folds to the deck, built in Hotpoint combi duo hob and extractor over, Island unit with vegetable prep sink and mixer tap over, ducting in place direct to plant room should any prospective purchaser wish to install additional appliances to the island unit, cupboards and drawers, breakfast bar, built in wine rack and wine cooler. Integrated fridge freezer and dishwasher. To the dining area are bifold doors opening and giving direct access onto the deck, recessed ceiling spotlights, overhead lighting and squared archway to

## Sitting Room

Again with bifolds onto the deck, engineered oak floor, wood burning stove. Squared archway to

## Games Room

Again with two sets of bifolds onto the deck, which combined with the other reception rooms, creates a superb entertaining space from which to enjoy the beautiful gardens and views towards the wildlife pond, engineered oak floor, comms and integrated network and music system cabinet (please expand further) – the system to include speakers etc etc etc may be available by way of separate negotiation.

## First Floor Landing

With loft access points, recessed ceiling spot lights, doors to

## Master Bedroom

Glass juliet balcony, two velux windows, two radiators, door to

## Ensuite Showerroom

Fully tiled with high pressure shower, large wash hand basin in vanity unit with drawers, ladder style towel radiator, concealed cistern WC, mirror with integrated lighting and sound system, velux window, recessed ceiling spot lighting.

## Bedroom Two

Loft access point, windows and door to balcony with glass balustrades and lovely views across the gardens and wildlife pond.

## Bedroom Three

Windows to side elevation, velux and radiator.

## Family Bathroom

Shower in fully tiled cubicle, low level WC, bath and wash hand basin in vanity unit with drawer, velux, fully tiled and recessed ceiling spot lighting.





#### Cinema Room/Bedroom Four

Concealed windows to rear elevation, radiator, velux, raised plinth, recessed ceiling spot lighting. The cinema room with integrated 115" 2.35:1 cinemascope screen, high definition projection, integrated 12ch Dolby Atmos sound system, acoustic control, smart lighting, and cinema seating. This is available by way of separate negotiation.

#### Outside

There is access from the approach lane to the parking area for Haugh Woods House, beyond which the lane continues giving access to the annexe and lodge parking areas, the grounds and outbuildings. There is a patio and lawn area separating the house and lodge. Adjacent is the gym/summerhouse and useful

#### Home Office

Fully insulated walls and floor, power and networked internet.

#### Gym/Summerhouse

With external steps and double doors to gardens. A useful multi purpose room currently in use as a gym but equally could be used as a home office or play room etc. Interconnecting door and lobby to the mobile home.

#### The Mobile Home

With access via the summerhouse/gym or direct from outside, step up to

#### Reception Area/entrance porch

Window to front elevation, cat flap and sliding door to

#### Kitchen/Breakfast Room

Fitted with a range of wall and base units incorporating 1.5 bowl sink unit with mixer tap over, window to rear elevation, 5 ring gas hob (LPG), space and plumbing for automatic washing machine, space for fridge and freezer, larder cupboard, radiator, recessed ceiling spot lights. Double doors to

#### Sitting Room

With windows to three elevations, 'Country Kiln' wood burning stove, french door to rear. From the kitchen a door gives access to

#### Inner Hall

Doors off to

#### Bathroom

With double size shower, ladder style towel radiator, shelving, wash hand basin in vanity unit, low level WC, obscure glazed window to front elevation, wall mounted Worcester combi boiler in cupboard.

#### Master Bedroom

Double room with windows to front and side elevations, radiator

#### Bedroom Two

Single room with window to rear elevation, shelving, radiator.



### The Annexe

Sharing an entrance, parking and turning area with the annexe and with a coded entrance door the annexe provides a useful Air BnB letting unit/work studio or garden room and comprises

### Sitting Room/Kitchen

With extensive book shelving, lovely views across the gardens and grounds, small kitchenette with base units, fridge and freezer, cooker point, plumbing for automatic washing machine, single drainer sink unit with mixer tap over, recessed lighting. Squared archway to

### Bedroom

Window to side elevation, sliding door to

### Wetroom

With shower, wash hand basin in vanity unit, low level WC, mirror, recessed ceiling spot lighting. Adjacent to the annexe is the

### Workshop

This workshop is adjoining and at the same level as the annexe and could easily be converted to provide further living accommodation (subject to any necessary consents). Power and light, networked internet connection, window and door to front elevation. Adjoining

### Extensive general purpose building

A completely covered and clad general purpose four bay portal span building, with power and cold water tap. Currently being used for storage but equally could provide stabling for livestock if required or would offer ample space for hobbies, car enthusiast etc etc.

### Gardens and grounds

The gardens and grounds form a very special feature to the property extending to very approximately 3.2 acres and including a small section of woodland in addition to the large field/paddock which is gently sloping; meadow and lawned gardens. There is a former chicken run area to the side of the large wildlife pond and the gardens are interspersed with a variety of trees and shrubs including cherry, lilac, willow, ash, elder, buddleia and magnolia. There is direct access onto the footpath and bridleway network leading through Haugh Woods and beyond.

### Services

All three properties share water, power and sewage treatment plant.

Mains electricity. Bank of 15x solar panels (3.6kw )(with batteries situated in plant room). Sewage treatment plant (12 person). The static lodge has an LPG tank (installed in 2018) and wood burning stove. Combi boiler. The annexe has electric under floor heating (installed 2015), electric shower and immersion (new tank 2023)

The main house has high pressure tank system for showers, combi boiler for bathrooms and sinks. Wood burning stove.

Significant savings are made from the solar & battery system – year 2023 - ~£1500 solar, £1600 batteries.

Outdoor mobile phone signal available.

Broadband VDSL Fibre to the cabinet available - all buildings are currently networked together via fibre backbone. Additional 4G broadband antenna system sited at perimeter of the property is connected to the house, this equipment may be available by way of separate negotiation if required.

### Local Authority

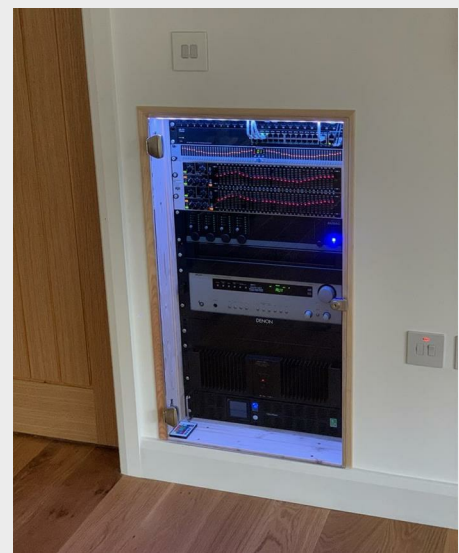
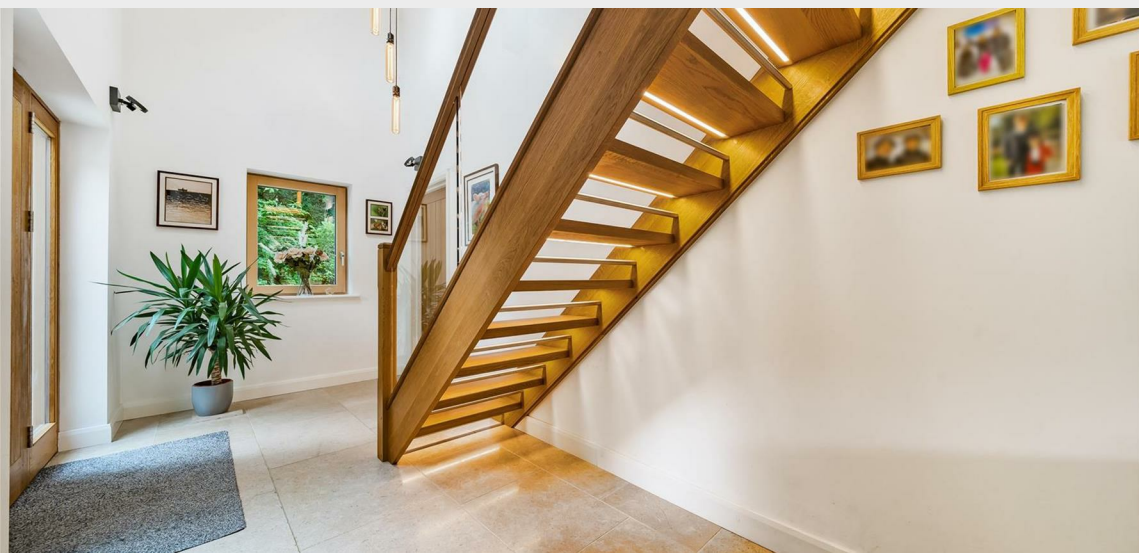
Council Tax - Haugh Woods House Band F, Mobile Home at Haugh Woods House Band A, Annexe at Haugh Woods House Band A

### Agents Note

Haugh Woods has many footpaths one of which runs in part along the access lane to the property and into the woods by way of a kissing gate – please ask the agent for further details.

### Disclaimer

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.







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## Mordiford, Hereford, HR1

Approximate Area = 2203 sq ft / 204.6 sq m (includes plant house)

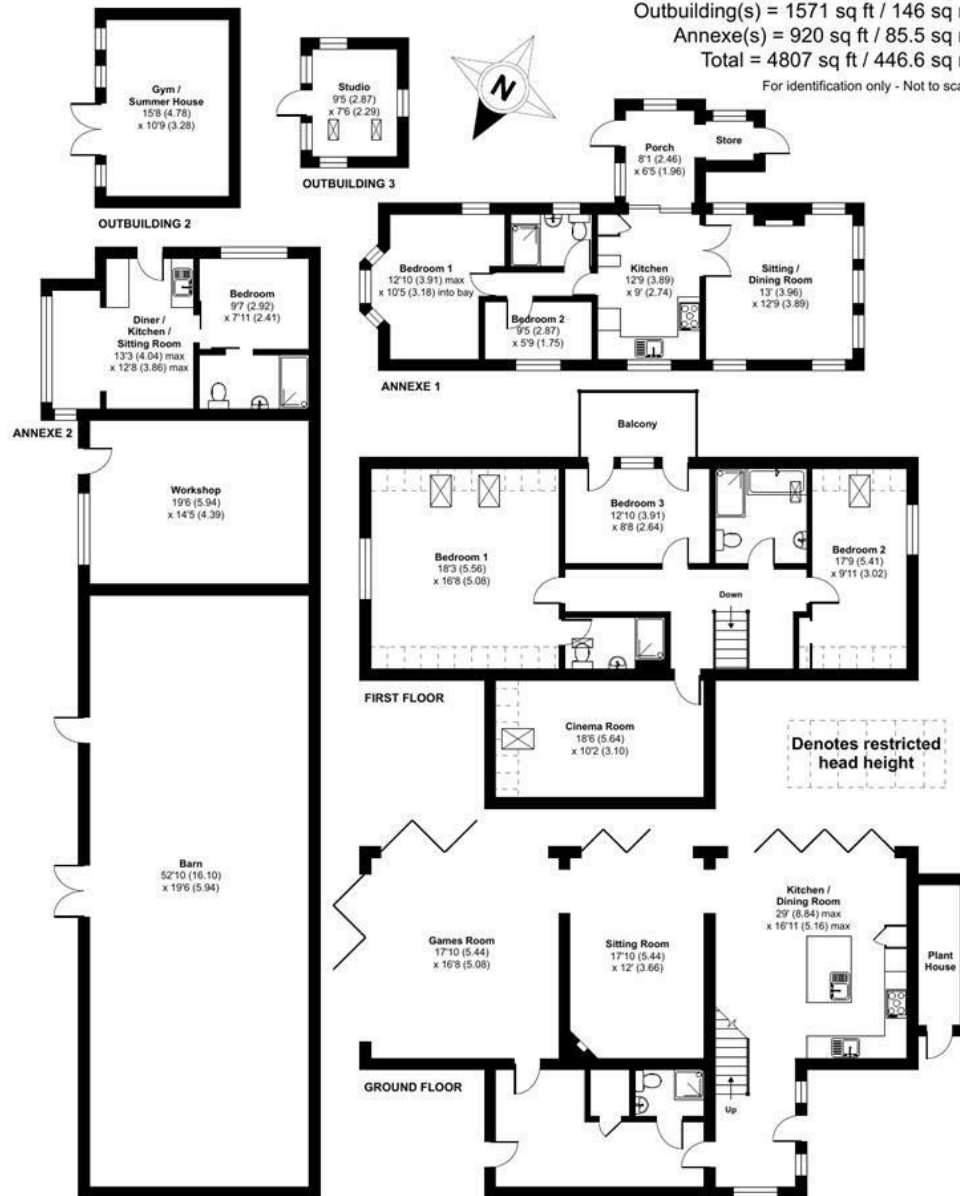
Limited Use Area(s) = 113 sq ft / 10.5 sq m

Outbuilding(s) = 1571 sq ft / 146 sq m

Annexe(s) = 920 sq ft / 85.5 sq m

Total = 4807 sq ft / 446.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Character & Country. REF: 1153841

- WITHIN A TOTALLY UNIQUE WOODLAND SETTING AT THE END OF A LONG DRIVEWAY
- MAIN HOUSE WITH THREE/FOUR BEDROOMS, ENSUITE FACILITIES TO THE MASTER
- BEAUTIFULLY FITTED KITCHEN, SEPARATE UTILITY, SITTING ROOM WITH WOOD BURNING STOVE
- ALL PRINCIPAL RECEPTION ROOMS WITH BI FOLDS GIVING ACCESS TO EXTENSIVE DECKING
- HOME CINEMA, GAMES ROOM AND HOT TUB; AN IDEAL ENTERTAINING SPACE
- LOVELY VIEWS ACROSS THE LAWNED GARDENS, GROUNDS AND WILDLIFE POND
- ADJACENT TO HAUGH WOODS SSSI AND WITHIN THE WYE VALLEY AONB
- A HAVEN FOR WILDLIFE WITH SCOPE FOR AIRBNB/HOLIDAY ACCOMMODATION
- CIRCA 3.2 ACRES OF LAWNED GARDENS, GROUNDS AND SMALL AREA OF WOODLAND.
- FIBRE BROADBAND. INTERNET NETWORKING SYSTEM AND CINEMA SYTEM AVAILABLE BY SEP NEG.