



Forest Lodge
Callow | Hereford | Herefordshire | HR2 8BX

STEP INSIDE

Forest Lodge

Situated in a glorious rural location, just a few miles south of the cathedral city of Hereford, Forest Lodge is a magnificent and truly unique home with huge aesthetic appeal and very versatile accommodation.

The house itself comprises an original 1800's stone cottage, which has been extended to create a spacious and flexible dwelling. To the ground floor is a large drawing room, a beautiful kitchen-dining room with snug area, a laundry room, home office and cloakroom.

To the first floor is an impressive principal bedroom suite, with a large balcony to the bedroom, a beautifully upgraded en-suite and a large dressing room which could easily serve as a fourth bedroom or nursery if required. There are two additional double bedrooms and a tastefully finished family bathroom.

In addition to the main living accommodation is an adjoining one bedroom cottage and a separate detached office-studio, with kitchenette and a build in sauna area.

The grounds are a very important feature of the property, totalling five acres, with manicured formal gardens, orchard, paddocks and an enclosed kitchen garden, with a large range of outbuildings.

- Magnificent country home in glorious rural location
- Beautifully presented and spacious internal accommodation
- Attached one bedroom cottage
- Outbuilding with office, kitchenette and gym space
- Five acres in total with manicured gardens, orchards and paddock
- Outbuildings, garage, incredible views

Main House

Situated on the edge of Haywood Forest, the original dwelling was designed as a picturesque gamekeeper's cottage around 1800 for the old Belmont House estate. Its architect, known to have designed other buildings for the estate, is believed to have been John Nash, whose most famous Georgian buildings are the Blaise Hamlet near Bristol, Regent Street and ultimately Buckingham Palace in London. That original cottage was first extended in the late twentieth century and more extensively in the early 2000's. However, the current owners are responsible for the complete remodelling and decoration of the exquisite interiors and the addition of a handsome, secluded home office with gym and sauna, set within the immediate grounds.

As you enter the main property, you are greeted by a welcoming and spacious hallway, with staircase to the first floor, a cloakroom with W.C and wash basin and a home office with desk

and storage space.

Turning left off the entrance hall is a generous and beautifully presented drawing room, with windows to front and rear aspect allowing light to fill the room. There is an inset woodburning stove, French doors leading out to the rear patio and a lovely view over fields to the rear.

Turning right from the entrance hall, you enter a magnificent open plan kitchen-dining-snug room with light coloured travertine stone flooring throughout. This spacious and thoughtfully designed space is ideal for socialising, with a high-quality kitchen complete with a central island-breakfast bar and a range of fitted appliances to include; combi microwave/steamer/oven, double oven, 6 ring induction hob, undercounter fridge and dishwasher, double sink and all finished with attractive granite worktops.

There is a dining area with vaulted ceiling and a pleasant outlook over the front garden, as well as a snug area ideal for relaxing in the evenings.

The laundry room is accessed directly from the kitchen-snug area, and provides further storage units, space and plumbing for washing machine and tumble dryer, sink, up-right fridge and separate freezer, along with a considerable pantry.

Further to the hallway is a cloakroom with W.C, wash basin and granite worktop, as well as a home office with space for a desk and storage.

A staircase leads from the entrance hall to the first floor landing, which is in itself a lovely bright, open space with wonderful panoramic views and plenty of storage space with numerous in built cupboards.

The principal bedroom suite is perhaps one of the most appealing aspects of the property, boasting an large walk-out balcony which takes in those awe-inspiring views, and offers a perfect place to enjoy a morning cup of coffee.

The en-suite has been tastefully upgraded by the current owners, and is designed with Carrara marble tops and tiling with a large shower enclosure, bath and double sink. The dressing room is spacious, with fitted wardrobes, and could easily be repurposed as a fourth bedroom or nursery if desired.

To the opposite end of the first floor are two further double bedrooms, one of which enjoys those same wonderful rear views, with another overlooking the beautiful manicured front gardens, both served by a three piece travertine tiled family bathroom.









SELLER INSIGHT

“When we first discovered Forest Lodge, it was the architecture and rich history that drew us in,” say the current owners. “The elegant lines, thoughtful layout, and the addition of a charming, self-contained cottage seemed to tick every box for our lifestyle. But it was the views that stole our hearts—so utterly captivating that during our first visit, we barely noticed the house itself! Thankfully, we returned for a second visit—and from that moment, this special place has been our haven. We have lovingly renovated Forest Lodge with care and craftsmanship. From prime oak windows and hand-painted cabinetry to bespoke marble and granite finishes in the kitchens and bathrooms, every detail has been chosen with longevity and elegance in mind. The interiors feature Farrow & Ball paint, Colefax & Fowler fabrics, and Sanderson wallpapers—each space a thoughtful blend of heritage and comfort.”

“Inside, our favourite space is the open-plan kitchen, dining, and snug area—the heart of the home,” the owners continue. “But the oak balcony off the master suite, where morning sunrises meet cathedral bells and red deer sightings, is pure magic. Outside, we added a beautiful oak-framed garden building, creating a dedicated home office and a serene gym/sauna space, all with full-fibre broadband thanks to a local collaboration. Our landscaped gardens are dotted with ‘sitting rooms’, perfect for a quiet coffee or hosting summer lunches as red kites and buzzards circle above.”

The location of the property has much to recommend it, too. “Only 3 miles from Hereford, yet surrounded by wildlife and rolling countryside, Forest Lodge offers the best of both worlds,” say the owners. “From vibrant farm shops and local pubs to epic mountain walks in the nearby Black Mountains, life here is rich in nature and community.”

“This has been a home of laughter, celebration, and peace. We will miss it dearly—but it is time for someone else to fall in love with it, just as we did.”*

* 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.













Attached cottage

In addition to the main house, Forest Lodge includes a charming one-bedroom attached cottage. This self-contained unit is perfect for guests or extended family, and having it's own entrance and garden area, offers opportunities for income.

The lounge features a splendid high vaulted ceiling which adds to the sense of space and grandeur. The cottage also features a well-appointed shower room and modern kitchen with countryside views, ensuring comfort and privacy for its occupants.

Further garden space could easily be apportioned to the annexe if desired.





STEP OUTSIDE

Forest Lodge

Grounds and outbuildings

Set within five acres in total, Forest Lodge enjoys immaculately manicured formal gardens, with beautifully kept lawns and well planted beds, as well as a range of specimen trees and seating areas.

To the rear of the house is a particularly special area, with a large paved patio and a decking area, placed strategically to make the most of the east facing views over fields of yellow and green towards Dinedor Hill and as far as the Malvern Hills.

Further along from the house, a gate leads into a glade with mature trees, which leads down to a fantastic enclosed kitchen garden, with enough large established beds and a greenhouse to allow for a degree of (if not total) self-sufficiency.

Continuing from here you enter a lovely orchard with a range of fruit trees, and several acres of paddock ideal for grazing or for transformation into a wildflower meadow.

To the front of the property is a gated driveway, which leads to a parking area with space for numerous vehicles.

The current owners have created an exceptional detached office suite, designed to emulate the character of the house, which includes a sauna & gym room. This space provides an excellent opportunity for those working from home or in need of a creative studio, offering a quiet and inspiring environment away from the main house.

There is an array of outbuildings that include a detached double garage, steel framed barn, open fronted stone wood store, stables and potting shed.

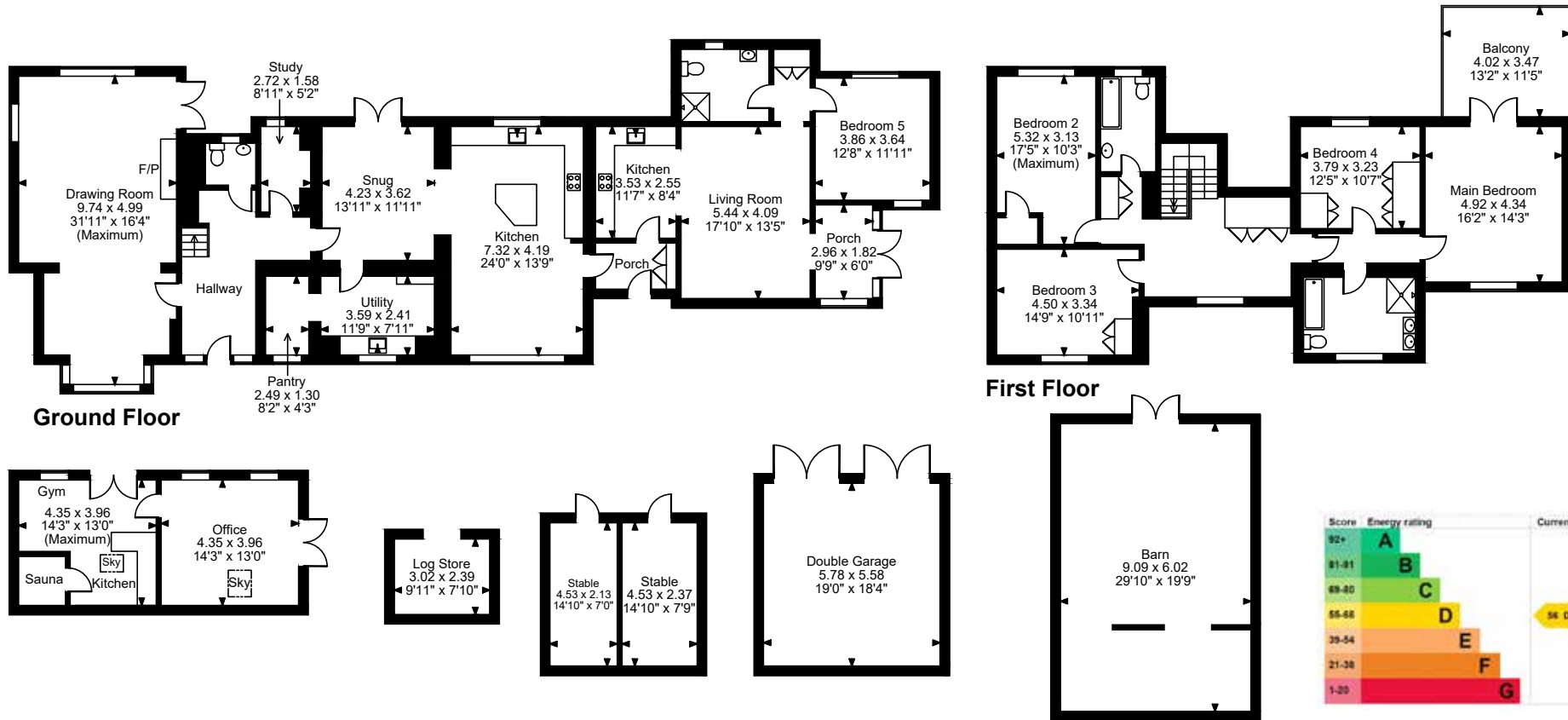
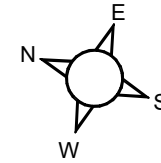
The whole property benefits from ultra-fast fibre broadband to the door.







Forest Lodge , Callow, Hereford
Approximate Gross Internal Area
Main House = 3365 Sq Ft/313 Sq M
Double Garage = 347 Sq Ft/32 Sq M
Outbuildings = 1271 Sq Ft/118 Sq M
Balcony external area = 150 Sq Ft/14 Sq M
Total = 4983 Sq Ft/463 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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Council Tax Band: I

Tenure: Freehold

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