



THE CROSS HOUSE

Turnastone, Vowchurch, HR2 0RD



**The Cross House
Turnastone
Vowchurch
HR2 0RD**



A fascinating and very unusual Grade II Listed house, available to the market for the first time in 75 years, offering huge potential for renovation and improvement, all set in large established gardens adjacent to the village church.

For sale by Informal Tender Offers in excess of £340,000

Situation and Description

The Cross House forms part of the small parish of Turnastone, which is tucked away in open countryside in the heart of a beautiful rural area known as the 'Golden Valley'. This small parish has a very pretty village church, a nearby village hall and church at Vowchurch and further facilities at the larger villages of Peterchurch, Kingstone and Ewyas Harold. The cathedral city of Hereford (12 miles) is then within easy reach, as is the ever-popular market town of Hay on Wye (12 miles) with its world-famous literary festival.

This fascinating property is available to the market for the first time in seventy five years and is an interesting mix of architectural styles, with a grade two listed brick and timber cottage with stone tiled roof, an adjoining Victorian brick and stone extension and some later 20th century additions at the rear. The house is set in well-established and spacious gardens which offer a good deal of privacy and adjoin the churchyard. Now in need of renovation and modernisation, the house offers plenty of living space which could be adapted to suit a large or extended family, subject of course to any necessary approval.

On arrival a front door leads into a glazed entrance porch with quarry tiled floor and inner door to a central hallway. The main sitting room lies in the older part of the house and offers plenty of character with wooden panelled walls, exposed ceiling timbers, a brick fireplace at one end and leaded glass windows. A useful study has an oak tiled floor as well as a brick fireplace, night storage heater and connecting door to the sitting room. At the other end of the house there is a good sized, dining room, a kitchen and a number of supporting rooms including a utility and larder.

The central hallway leads to staircases at either end: one to the main bedroom and ensuite, with views over the Black Mountains. The second staircase in the older part of the house splits to the first floor where there are four/five bedrooms (one currently in use as a study), a box room and the second bathroom. Throughout the house there are exposed floors, vaulted ceilings, exposed timbers and other features which make the house quite unique.

Outside

The property is approached from a country lane by its own gated

entrance which leads to the rear of the property and a former coach house, which is sub divided with doors to front and side and measures (14'8 x 12'5) and (11,9 x 12, 5), with a first-floor loft. To one side there is a detached single garage and garden store.

The gardens are very private and well established with formal lawns, a variety of shrubs and trees and enough space for a productive vegetable garden, or chickens. At the rear a gate provides direct private access to the churchyard which is a lovely feature in our view.

Services and Considerations

Mains electricity, private water, private drainage, oil fired aga and electric heating night storage heaters.

Tenure freehold

Grade II Listed

Council Tax Rating F

EPC Rating N/A

Broadband <https://checker.ofcom.org.uk/>

Mobile Coverage <https://checker.ofcom.org.uk/>

Flood Risk Link <https://check-for-flooding.service.gov.uk/location/herefordshire>

AGENTS NOTE

The property is being offered for sale by Informal Tender with written offers to be received by the selling agents by or before 12noon on Wednesday 18th March 2026. Tender forms are available by request and should include: -The offer in words and figures, your full contact details and confirmation of how the offer will be funded. Any other queries should be directed to Brookes Bliss on 01432 343800 or by email to sales@brookesbliss.co.uk.

It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. These and any matters relating to Rights of Way should be checked with your Solicitor or Surveyor.

Money Laundering Regulations Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Historical note from the owner of The Cross House

"The Cross House in Turnastone has had a varied history. It belonged to the Whitehouse Estate and is known to have been an alehouse as early as 1743. By 1818 it was a public house known as The Red Cross Inn with named licensees and continued as such until at least 1862. Not long after that, there were several medical men listed

Thereafter, the house was apparently rented out on various terms until the 1930s until a vintner leased the house. Eventually a serious tennis player moved in and created a flat area in the garden for a tennis court. The Cross House was purchased by the current family owners in 1950 and has remained with the same family until today, a period of over 75 years."







Dining Room / Hallway leading up to first floor / First floor bedrooms





Ground floor window view - First floor stairs / bathroom and lovely window view





Ground Floor



First Floor



Total area: approx. 237.9 sq. metres (2561.1 sq. feet)

Plans created by Brookes Bliss Ltd - Plans are not to be assumed as accurate and are not to scale.
Plan produced using PlanIt.

Directions

What3Words ///shout.swims.cornfield

From Hereford proceed on the A465 towards Abergavenny before turning right onto the B4349 signposted to Clehonger and Madley. At Clehonger bear left continuing on the B4349 through Kingstone, passing the school on the right-hand side. At the T-junction turn right onto the B3438 signposted to Peterchurch and Hay-on-Wye. After two miles enter Vowchurch and turn left to Turnastone and Michaelchurch Escley. Go over the bridge and continue into Turnastone passing the church on the right-hand side and The Cross House is the next property on the right.



Brookes Bliss

46 Bridge Street, Hereford, Herefordshire HR4 9DG

Tel: 01432 343800

sales@brookesbliss.co.uk

brookesbliss.co.uk

rightmove

These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract, and their accuracy cannot be guaranteed.



INFORMAL TENDER FORM

To be received by Brookes Bliss, in sealed envelopes, no later than: **12 noon on Wednesday 18th March 2026**

The successful applicant (s) will be notified if their offer is acceptable as soon as possible thereafter.

I/we

Address:

Post Code:.....

Hereby offer, subject to contract, the sum of:

£ (in words)

In respect of The Cross House, Turnastone, Hereford, HR2 0RD

My solicitors acting are Messrs

Attention of:

Contact number/email:

Your anticipated exchange/completion dates:

Confirmation of how the offer will be funded.....