



# Rock House

Fownhope,  
Hereford  
HR1 4NT





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**A distinctive detached Grade II Listed Stucco Villa in a convenient rural location, with spectacular views, 6 bedrooms, 4 bathrooms, (over 5000 sq ft) plus cellars, a coach house, barrel house and terraced gardens and grounds - about 1.7 acres.**

This elegant detached Grade II Listed Stucco Villa occupies a prominent elevated location about 1/2 mile from the highly sought-after village of Fownhope, and enjoys truly spectacular views over the River Wye Meadows with the Black Mountains beyond.

Within Fownhope there are a range of amenities including a shop/post office, butchers, doctors surgery, 2 public houses, an exclusive health and leisure club (Wye Leisure), church, village hall and sports playing field, primary school, the property is also in the catchment area for Bishops secondary school, and the market town of Ross-on-Wye is easily accessible (9 miles) with access to the M50 motorway (jct 3).

The main house dates back to the early 19th Century, and is one of the "landmark" properties in the locality occupying a private yet accessible location, just off the B4224.

The accommodation is over 3 floors, plus extensive cellars, has a quality hand-made kitchen, re-fitted bathroom suites, gas central heating, original secondary-glazed sash windows, numerous open fireplaces and extends to approximately 5000 sq feet, being ideal for a larger family, suited for those wishing to entertain and also having excellent parking.

Within the grounds there is a former Barrel House and close to the property is a substantial former Coach House which would be perfect for conversion into an additional residence, but currently provides space for a gym, parking and storage.

Rock House stands in landscaped and terraced gardens and grounds which extend to approximately 1.7 acres, there are various seating areas, a Bothy, and the gardens extend to an area of woodland and have been designed to take advantage of the glorious views.

The whole is more particularly described as follows: -

## **Pillared entrance porch**

Door to

## **Entrance Hall**

Flagstone floor, radiator, original panelling, original staircase with half-landing to first floor.

## **Sitting Room**

Period fireplace, recessed bookshelves, radiator, window to front, door to the

## **Drawing Room**

Bay window, open fireplace with marble surround and slate hearth, semi-circular radiator.

## **Living Room**

Open fireplace with tiled inset, painted slate surround and flagstone hearth, bay window, semi-circular radiator with cover, understairs storage cupboard, doors to the kitchen and

## **Dining Room**

Part wood-panelled walls, corner storage cupboard, further fitted store cupboard with wine rack, window with bench seating, radiator, further window to front, door to the

## **Kitchen**

Fitted with range of bespoke hand-made traditional-style units with resin worksurfaces and splashbacks, dresser-style unit, central island station with granite top and integrated 1 1/2 bowl sink unit, wine rack, adjoining Maple breakfast table, Travertine tile flooring, underfloor heating, oil-fired 4-oven Aga, larder unit, part wood-panelled walls, radiator, window with bench seat to side, double doors to rear, door to the

## **Downstairs Cloakroom**

WC, wash hand basin, part wood-panelled walls, radiator with cover, window to rear.

## **Rear Entrance Porch**

Quarry tile floor, door to entrance hall.

## **Utility Room**

Belfast sink unit with Beech worktop and splashback, built-in electric oven, wine fridge, plumbing for washing machine, electric fuseboard, storage units with beech seating, radiator, hatch to roof space, window to rear, door to the

## **Store Room**

Radiator, door to rear and Cold Store with tiled floor, slate worksurface, window to rear.



### First Floor Landing

Seating area and window to front with spectacular views.

### Inner Landing

Radiator, window to front.

### Bathroom No1

Roll-top bath, wash hand basin, WC, separate double-width tiled shower cubicle with glass screen and mains fitment, tiled floor, underfloor heating, radiator, store cupboard, bay window to rear.

### Master Bedroom

Range of built-in wardrobes with bedside cabinets, 2 radiators, 2 windows to front.

### Bedroom 2

2 radiators, window to front.

### Rear Landing

Window to rear, 2 radiators.

### Cloakroom

WC, window.

### Bedroom 3

Sink unit, radiator, built-in wardrobe, 2 windows to front.

### Bedroom 4

Sink unit, built-in wardrobe, radiator, window to side.

### Bathroom No2

White suite with an enamelled bath with mains shower, tiled surround and glass screen, bidet, WC and wash hand basin, tiled floor, radiator, heated towel rail, store cupboard, window to rear.

### Study

Storage cupboards, radiator, 2 windows.

The main staircase continues from the first floor landing to the

### Second floor landing

With a further seating area, semi-circular topped window.

### Bedroom 5

Full-height ceiling with exposed timbering, Velux windows to front and rear, radiator, **En-suite Bathroom** having white suite comprising an enamelled bath with mains shower, tiled surround and glass screen, wash hand basin and WC, radiator, heated towel rail, shaver point, extractor fan, tiled floor, Velux window.

### Walk-in Dressing Room

Shelving, radiator, access to eaves.

### Inner Landing

Radiator, Velux window.

### Bedroom 6

(limited height ceiling) radiator, Velux window.

### Bathroom No3

White suite comprising an enamelled bath with mixer tap/shower attachment, wash hand basin and WC, radiator, tiled floor, shelving, Velux window.

A door leads from the rear hall to the extensive

### Cellars

Part barrelled ceilings, oil fired central heating boiler, hot water cylinder, a wine store, lights, external access.







### Outside

The property is approached via a wide entrance splay with stone pillars. There is a former Barrel House of stone construction with double doors. The driveway sweeps between lawns and a range of mature ornamental shrubs to the tarmac and pebbled parking and turning area.

**The Coach House** is constructed of stone, brick and half-timbered elevations, currently used as garaging with 2 sets of double doors and a single door.

There is a separate pedestrian entrance via brick pillars with a hardwood gate, and the main entrance is to the front via a gravelled pathway.

### Gardens & Grounds

Immediately to the rear of the property there is a patio and lawn, again with a variety of ornamental shrubs and trees, and beyond the lawn there are terraced gardens with lawns and seating area and spectacular views over the River Wye Meadows to the Black Mountains. There are 2 access gates from the side lane.

There is a Bothy, outside lights and water tap, former well.

### Services

Mains electricity, water are connected. Private Drainage. Oil-fired central heating. Mains gas is understood to be available in the road.

### Outgoings

Council tax band G - Hereford Authority.  
Water rates are payable. Private drainage.

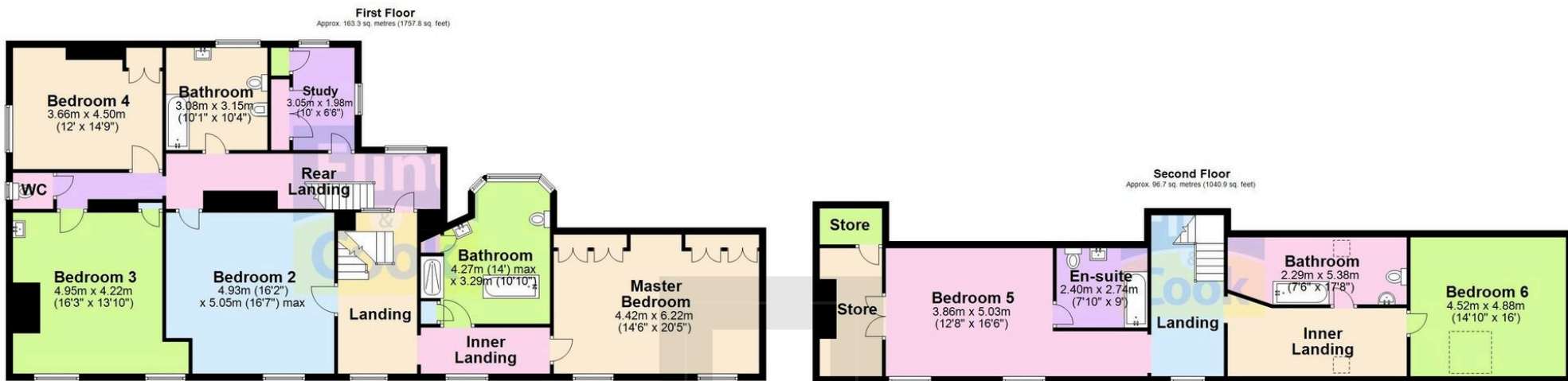
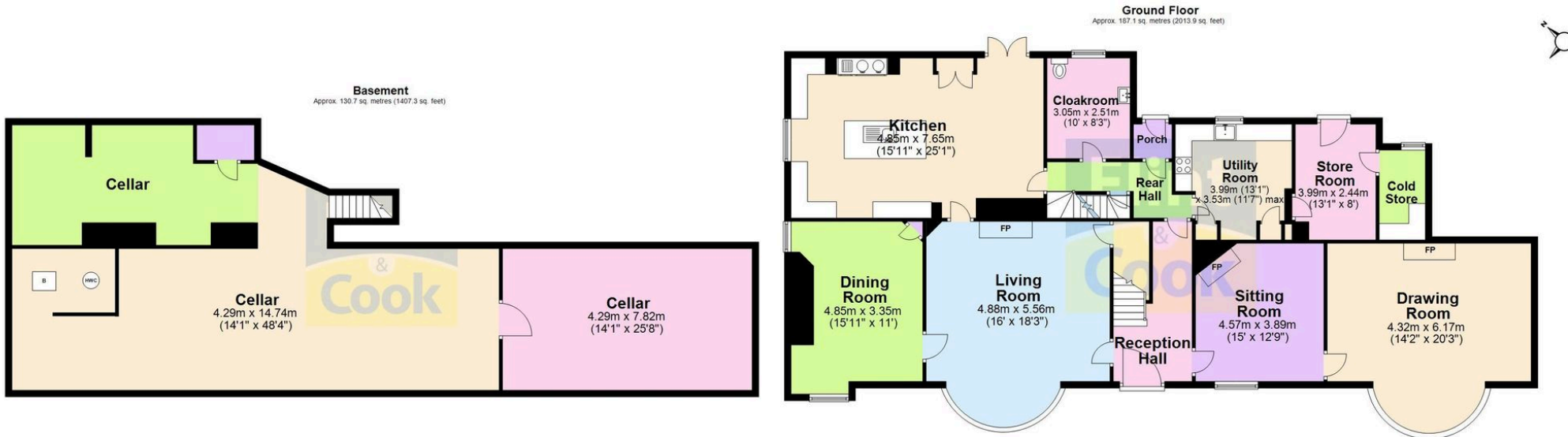
### Directions

From Hereford proceed initially on the A438 towards Ledbury and, just past Hereford Fire Station, turn right onto the B4224 towards Fownhope. Continue through Hampton Bishop and Mordiford and the entrance to the property is located on the left-hand side, just after the entrance to Lucksall Caravan Park. What3words [///clown.timer.votes](https://www.what3words.com////clown.timer.votes)

### Money Laundering Regulations

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





Total area: approx. 577.8 sq. metres (6219.8 sq. feet)

This plan is for illustrative purposes only  
Plan produced using PlanIt.



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