



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.

Offers based on £395,000

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

Mobile coverage TBC

Broadband TBC

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.

Directions

What3Words [///shout.swims.cornfield](https://www.what3words.com/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.





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





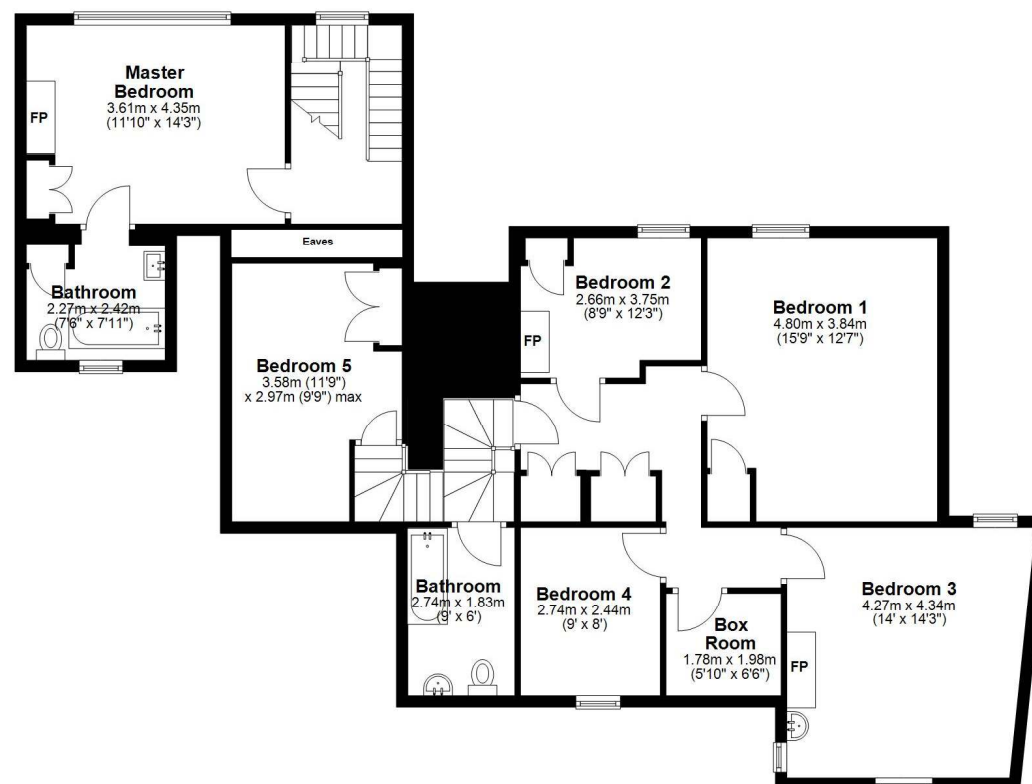
Ground floor window view - First floor stairs / bathroom and lovely window view



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 PlanUp.

Brookes Bliss

46 Bridge Street, Hereford, Herefordshire HR4 9DG

Tel: 01432 343800

sales@brookesbliss.co.uk

[brookesbliss.co.uk](https://www.brookesbliss.co.uk)

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