



Lunnon Farm

Vowchurch Common, Hereford, Herefordshire, HR2 0RL



COUNTRY & CLASSIC

LUNNON FARM

Detached Four Double Bedroom Farmhouse with Attached Two Bedroom Cottage offering Spacious Annexe Accommodation. 15 Acres of Pasture Land, Vast Versatile 2800sq ft Steel Framed Barn with Mezzanine Level, Further Timber Barn. Very Pretty Landscaped Gardens with Mature Planting & Terraces, Vegetable Garden. Situated in a Unique Secluded Rural Setting with Stunning Panoramic Views of The Skirrid, Sugar Loaf Mountain, Hay Bluff, Bacho Hill & Garway Hill. Close to the Villages of Peterchurch & Ewyas Harold & Midway between Hereford & Hay on Wye

THE HOUSE

GROUND FLOOR

- Light Spacious Entrance Hall with Vaulted Ceiling & Velux Windows, Egyptian Limestone Tiled Floor with Underfloor Heating
- Large Open Plan Farmhouse Kitchen/Dining Room with Attractive Fully Fitted Kitchen with Breakfast Island, 4 Door Electric Aga, Electric Combination Microwave/Oven, & Ceramic Hob. 1.5 Sink beneath Window Overlooking Garden & Views to Hay Bluff. Original Beams & Egyptian Limestone Tiled Floor with Underfloor Heating. Two Feature Original Larder Cupboards
- Door through to Oak Front Door & Separate Larder Room with Space for Large Fridge
- Attractive Archway leads to Large Light Triple Aspect Sitting Room within the Border Oak Extension, with Feature Beams & Inglenook Fireplace with Woodburner
- Double Doors lead into Garden Room with Oak Flooring & French Doors opening to Terrace & Garden
- Downstairs Double Bedroom or Study with Bespoke Bookshelves & Cupboards. Window with Deep Windowsill Overlooking Garden
- Downstairs Shower Room & Toilet
- Large Utility Room with Vaulted Ceiling, Full Height Shelving & Part Glazed Stable Door
- Link Passage to Cottage





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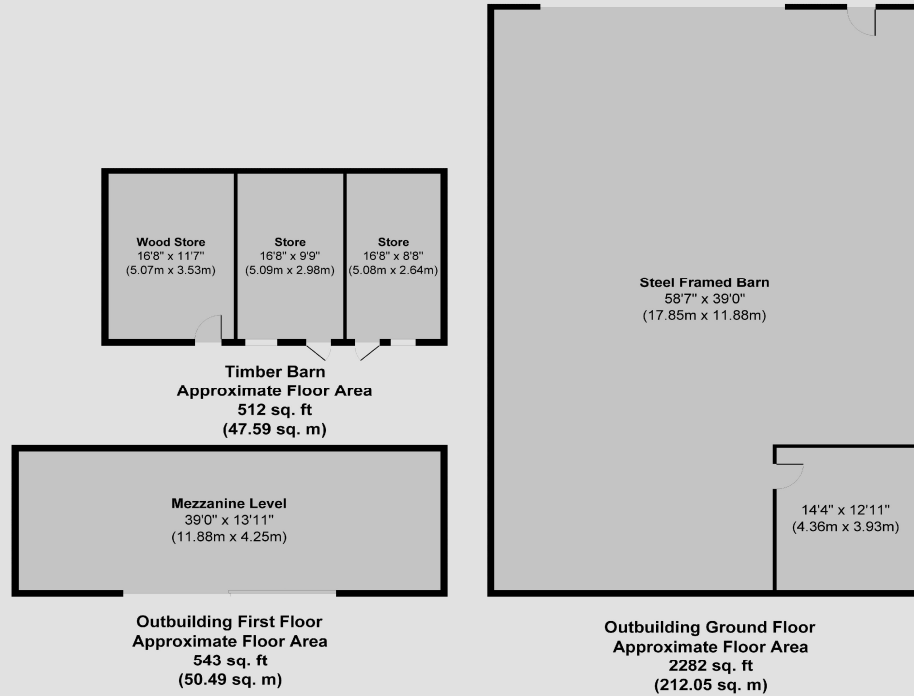
Approx. Gross Internal Floor Area = 3431 sq. ft / 319.00 sq. m

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE

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

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Approx. Gross Internal Floor Area = 3337 sq. ft / 310.13 sq. m

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THE HOUSE

FIRST FLOOR

- Main Bedroom within Border Oak Extension with Feature Beams & Vaulted Ceiling, Ensuite Bathroom with Roll Top Bath, Separate Shower & Built in Cupboards, Views to Hay Bluff
- Second Double Bedroom with Built in Wardrobes & Window Overlooking Garden
- Third Double Bedroom with Built in Wardrobes & Alcove Shelving, Window Overlooking Garden
- Elegant Large Family Bathroom with Roll Top Bath, Two Airing Cupboards & Window with Deep Windowsills Overlooking Garden & Fields Beyond

THE COTTAGE

- Border Oak Extension Attached & Linked to Main House
- Large Triple Aspect Sitting Room with Feature Beams & Inglenook Fireplace with Woodburner, Solid Oak Floor & French Doors to Garden & Terrace
- Fully Fitted Country Kitchen with Granite Worktops, Double Sink, Electric Cooker & Ceramic Hob, Integrated Dishwasher & Fridge. Slate Flooring. Oak Door to Driveway & Terracing
- Entrance Hall with Oak Front Door
- Very Large Main Bedroom with Vaulted Ceiling & Feature Beams, Ensuite Bathroom
- Second Large Double Aspect Bedroom with Feature Beams & Vaulted Ceiling
- Separate Shower Room



THE OUTBUILDINGS

- Hugely Versatile 2800sq ft Steel Framed Barn approx 60ft x 40ft x 20ft High, with Large Mezzanine Storage Level, Further Secure Storage Room/Office. With Light, Power & Water
- Timber Barn Currently offering Excellent Storage with Large Hay Loft. Suitable for Conversion subject to PP

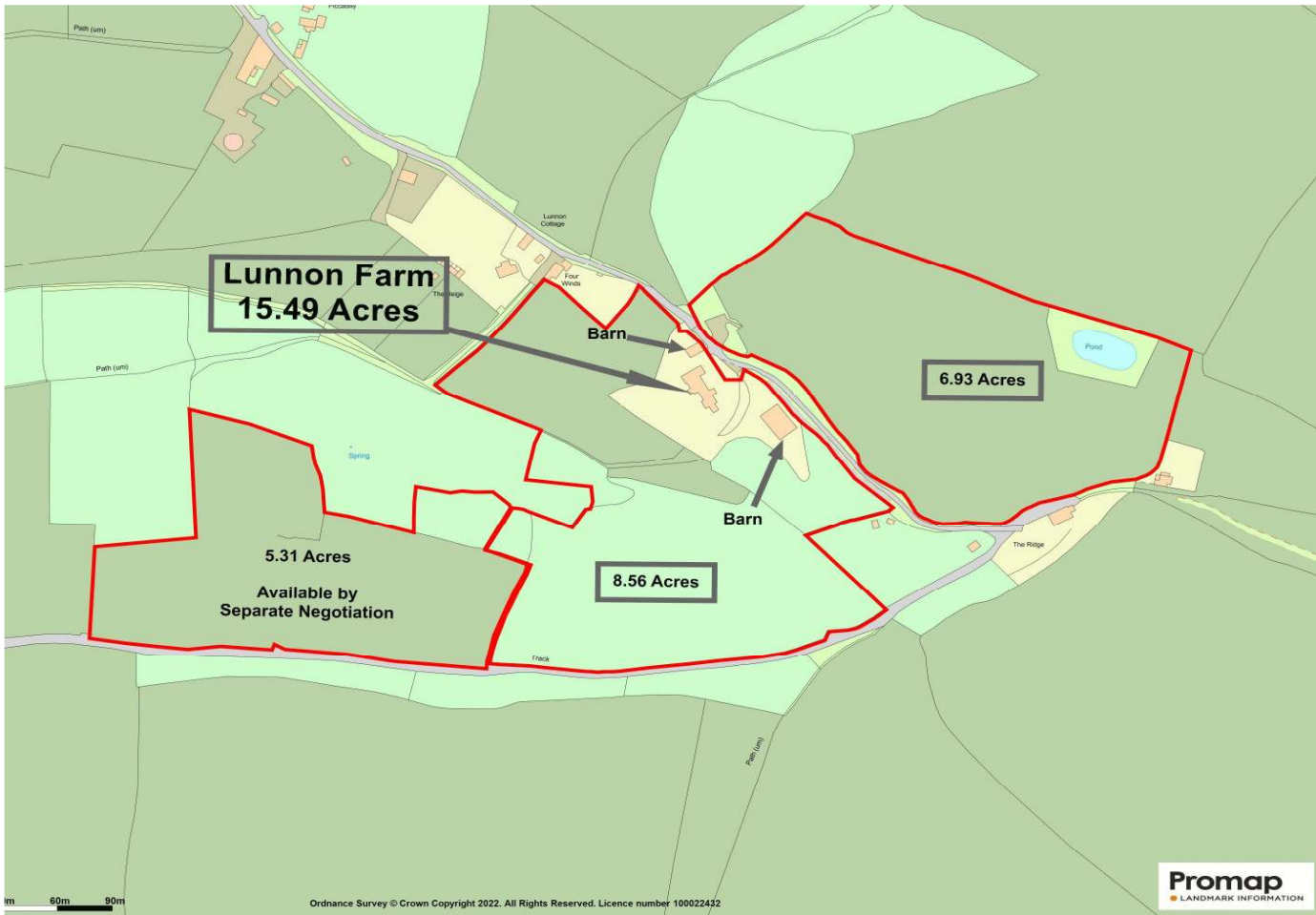
THE OUTSIDE

- Approx 15.5 Acres of Grassland
- Further 5.5 Acres of Pasture available by Separate Negotiation
- Large Flat Lawned Seating Area with Stunning Panoramic Views of The Skirrid, Sugar Loaf Mountain, Hay Bluff, Bacho Hill & Garway Hill
- Very Pretty Landscaped Gardens with Mature Planting & Amazing Views
- Gravelled Terracing with Rose Arbours – Creating an Idyllic Seating Area
- Variety of Mature Trees
- Vegetable Garden & Chicken Paddock
- Cherry Tree Lined Driveway

THE SITUATION

- Situated at the End of a Small Country Lane
- In the Hamlet of Vowchurch Common Adjacent to Village of Vowchurch
- 2 Miles to Peterchurch with Shop, Pubs & Schools
- 11.5 Miles to Hereford & Hay-on-Wye with Shops & Amenities
- 19 Miles to Abergavenny & A40 West
- 19 Miles to Ross-on-Wye & M50







PRACTICALITIES

- Mains Electricity & Water
- Oil Fired Central Heating
- Double Glazing Throughout
- Private Drainage
- Broadband is Available
- Council Tax Band F– Herefordshire Council
- Registered Farm
- A Public Footpath Crosses the Driveway & Garden

VIEWING ARRANGEMENTS

Strictly by appointment with the agents:
Country & Classic: 01531 888388

POSTCODE & DIRECTIONS

What3Words: resists.paler.puddings

HR2 0RL .Sat Nav runs out well before the property.
From the A465 Hereford/Abergavenny Road take the B4348 toward Hay-on-Wye and Peterchurch. Follow the road for 6.5 miles and turn right up hill towards Vowchurch Common. Continue all the way up the hill for approx. 0.8 miles continuing beyond the Sat Nav destination. At the top of the hill the road flattens out and takes a sharp right hand bend, dipping slightly downhill through the trees. Continue along the lane for a further 0.5 Miles and the property will be on your right. The entrance gates to the main drive are straight ahead.


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Tel: 01531 888388 or 07879 630396
Email: enquiries@countryandclassic.co.uk





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