

Sale particulars for Middle Hunthouse were issued by the agent, The Modern House

Middle Hunt House, Walterstone, Herefordshire
£1,850,000
Added on 24/07/2024



PROPERTY TYPE: Detached
BEDROOMS: 5
BATHROOMS: 6
SIZE: 5,847 sq ft, 543 sq m
TENURE: Freehold

Description

Reimagined by the architect Michael Crowley, this RIBA Award-winning 18th-century farmhouse and annexe are set against the breathtaking backdrop of the Hatterall Ridge, at the foothills of the Black Mountains. Home to well-seasoned horticulturalists, the exquisite grounds form an integral part of the home. Around 1.5 acres of formal parterre gardens extend from upper terraces, bounded by orchards, meadowland, extraordinarily productive vegetable gardens, outhouses, and a timber-framed, architecturally designed glasshouse. Approximately 18.5 acres of fields beyond the gardens bring the entire site to around 20 acres in total. Breathtaking views across the Bannau Brycheiniog (Brecon Beacons) National Park can be enjoyed from all

directions, while the popular towns of Abergavenny, Hay-on-Wye and Hereford lie within easy reach.

Environmental Performance

Modernised to ensure exemplary eco credentials, the house optimises modern methods of biotechnology for heating and insulation. A biomass boiler attracts the Renewable Heat Incentive payments, and there is also a 4.8 KW solar power installation. Water is from a private borehole, alongside two rainwater collection systems, with a total capacity of 13,000 litres.

The Tour

Lying low in its pastoral setting at the foot of a private driveway, the house remains secluded from the quiet country lane on the approach. A meadow of perennial grasses forms a welcome introduction, bringing swathes of soft earthy colour to the front gardens.

The confident material confluence between the historic and contemporary makes a striking and immediate impression; the handsome profile of stone and timber is set in a horseshoe shape, orientated around a central gravel-laid courtyard. There are several points of access, with the primary entrance leading straight to the heart of the farmhouse, where slate runs underfoot and exposed timber beams extend overhead.

The dining and living areas have a more traditional feel and are comfortable, warm and welcoming. The kitchen, modernised in recent years, lies to one side of the entrance hall, with vibrant yellow walls paired with clean lines of bespoke moss-green cabinetry. This leads to a wine store/larder, a ground-floor cloakroom, a spacious utility space and access to the gardens.

There are three generously proportioned double bedrooms upstairs as well as a single bedroom, each with a distinct decorative character. A space spanning several centuries, the main bedroom has a tall, contemporary picture window with views across the gardens on one side and a textured, white-painted original wall on the other. The bedrooms are served by two bathrooms, each complete with a bathtub and a well-considered finish.

The beautiful sculptural glass bridge is an exercise in dynamic form and expert material application. Connecting the farmhouse to the studio building, the passageway leads to arguably the most impressive space: a beautifully light living room defined by a spectacular pitched roof and a full-height glass wall that frames spectacular views. Exposed beams retain material character and the quality of natural light is excellent; roof lights run through the central seam of the pitch before passing down the south-facing aspect.

A spiral staircase descends to the secondary living space; a spacious area of the house offering excellent versatility of use, complete with a second kitchen and shower room. The living space opens directly to the courtyard, lending an easy flow and circularity to the plan.

The annexe is no less striking; the interior seamlessly integrates gracefully time-worn details with clever, modern interventions. A cosy bedroom is set beneath a pitched roof on the upper level, as well as an en suite bathroom, a generous open plan living and kitchen space and an elevated mezzanine overlooking the central plan - the perfect spot for a peaceful home study. Sections of the barn and its various outbuildings offer further transformation potential and a generous provision of storage.

Outdoor Space

The expansive gardens, known as Garden of the Wind, are central to the experience of the house. Cultivated by the current owners over 23 years, the grounds amass around 20 acres in total and lay claim to five stately oak trees, each over 300 years old. Much of the intricate planting scheme was influenced by the Dutch plantsman and designer Piet Oudolf, including the 300 sq m plot below the entrance planted in diagonal stripes in a pattern of repeating perennial grasses and herbaceous plants.

The main vegetable garden faces south and is sheltered by hedges on three sides and the farmhouse on the other. It consists of 10 raised beds, a fruit cage and a greenhouse. To the east of the farmhouse is a patio and seating area bordered by an herbaceous border. Below the patio steps lead to 'The Fountain Court', centred around an elegant water feature by artist William Pye. The greenhouse complex, also designed by Michael Crowley, consists of a second heated greenhouse, a potting shed and a veranda.

To the south of the studio building is a long walk flanked by roses and lavender on one side and a mixed border on the other. This overlooks the parterre garden, which consists of 12 beds based on a 4-by-4 metre plan interspersed by gravel paths and cone-shaped yew trees. Along the central north-south axis is a rill with fountain heads and a sundial, while below the parterre garden is a double row of pleached hornbeams.

Other garden areas include a pergola underplanted with azaleas and acers, an area where birch trees have been planted in galvanised planters, an overflow vegetable garden and a works yard for storing equipment, housing the biomass boiler and a water collection system. Below the formal gardens lies a field with a pond, a wildflower area, a willow bower, a stream, and extensive planting of shrubs and specimen trees. The field gives access to woodland and to an arboretum. To the west of the works yard is a south-facing field, ideal for equestrian use, as an orchard or market gardening. Spectacular views of Skirrid Mountain to the east, and of the Olchon Valley and Hay Bluff to the west can be enjoyed from every aspect

Gallery



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2 of 40223158 - MH.hr-50.jpg



3 of 40223135 - MH.hr-27.jpg



4 of 40223144 - MH.hr-36.jpg



5 of 40223154 - MH.hr-46.jpg



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7 of 40223194 - MH.hr-84.jpg



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11 of 40223156 - MH.hr-48.jpg



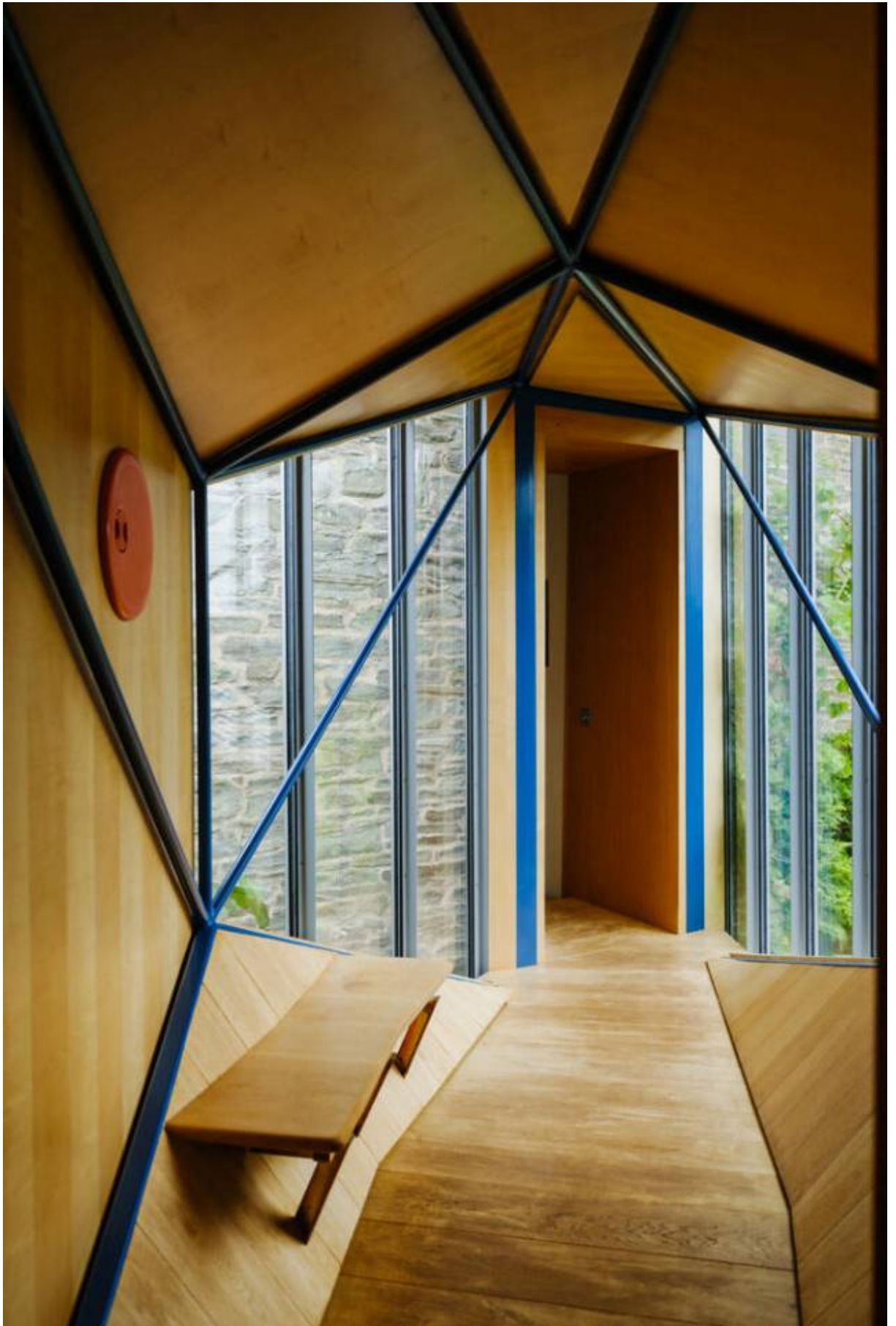
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14 of 40223175 - MH.hr-65.jpg



15 of 40223169 - MH.hr-59.jpg



16 of 40223140 - MH.hr-32.jpg



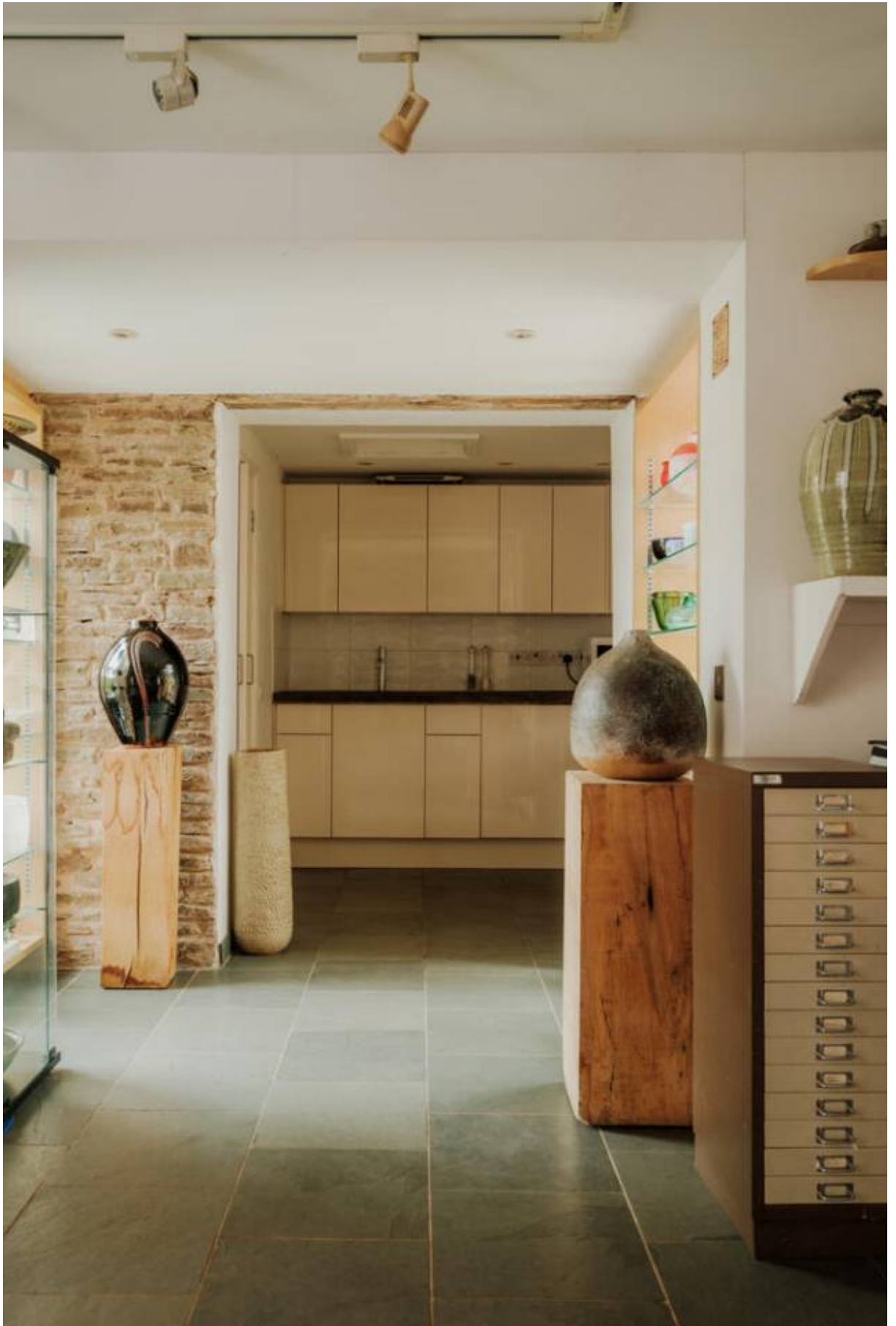
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18 of 40223159 - MH.hr-51.jpg



19 of 40223164 - MH.hr-54.jpg



20 of 40223166 - MH.hr-56.jpg



21 of 40223187 - MH.hr-77.jpg



22 of 40223112 - MH.hr-4.jpg



23 of 40223113 - MH.hr-5.jpg



24 of 40223118 - MH.hr-10.jpg



25 of 40223117 - MH.hr-9.jpg



26 of 40223115 - MH.hr-7.jpg



27 of 40223146 - MH.hr-38.jpg



28 of 40223145 - MH.hr-37.jpg



29 of 40223142 - MH.hr-34.jpg



30 of 40223127 - MH.hr-19.jpg



31 of 40223143 - MH.hr-35.jpg



32 of 40223124 - MH.hr-16.jpg



33 of 40223138 - MH.hr-30.jpg



34 of 40223141 - MH.hr-33.jpg



35 of 40223147 - MH.hr-39.jpg



36 of 40223192 - MH.hr-82.jpg



37 of 40225022 - a00X00000apKGHUA2_N87_highres.jpg



38 of 40225518 - A000X00000APKGHUA2_N114-graded.jpg



39 of 40225516 - A000X00000APKGHUA2_N100-graded.jpg



40 of 40225519 - A000X00000APKGHUA2_N131-graded.jpg

THE MODERN HOUSE

Approximate Floor Area = 434.0 sq m / 4456.6 sq ft
Outbuildings = 129.2 sq m / 1390.3 sq ft
Total = 563.2 sq m / 5846.9 sq ft

Middle Hunt House

WALTERSTONE, HEREFORDSHIRE

Illustration for identification purposes only,
measurements are approximate, not to scale



Approximate Garden Area = 1.5 acres
Approximate Farmland Area = 16.5 acres

Total = 20 acres

Illustration for identification purposes only,
measurements are approximate, not to scale



Site Plan
(Not To Scale)