



The Old Mill, Fownhope, Hereford, Herefordshire, HR1 4PD



**Sunderlands**  
Residential Rural Commercial



**The Old Mill, Fownhope  
Hereford  
Herefordshire  
HR1 4PD**

**Summary of Features**

- Detached characterful property
- Five bedrooms
- Three reception rooms
- Approximately one acre of formal garden and grounds
- Mill Stream
- Versatile accommodation
- Sought after location

**Asking Price £850,000**

Nestled on the outskirts of the charming village of Fownhope, Hereford, this stunning detached home blends period elegance with modern family living. The property offers five spacious bedrooms and two well-appointed bathrooms, making it an ideal family home. Inside, three inviting reception rooms are filled with character and warmth, perfect for entertaining guests or relaxing with family. Period features throughout add a sense of history and charm rarely found in modern homes. The picturesque setting further enhances its appeal, with a delightful mill stream running through the garden, creating a peaceful backdrop for outdoor living. The garden provides a wonderful space for children to play or for hosting summer gatherings with friends and family. Positioned on the edge of the village, the property offers a tranquil retreat while remaining close to local amenities and the vibrant Fownhope community. More than just a house, this is a characterful family home full of charm and potential, ready to be made your own.

**Location**

This impressive five-bedroom detached home is ideally positioned on the edge of the highly desirable South Herefordshire village of Fownhope, just six miles from the historic city of Hereford. Enjoying a peaceful setting while remaining well connected, the property offers easy access to neighbouring villages and the stunning surrounding countryside. The thriving village of Fownhope provides an excellent range of local amenities, including welcoming pubs, independent shops, a leisure spa and gym and church, creating a strong sense of community. The area is also renowned for its picturesque walks and breathtaking Herefordshire countryside, making it an ideal location for those seeking a balance of rural charm and everyday convenience.

**Accommodation**

**Entrance hall**

The entrance hall provides a welcoming entry point to the property, giving access to all principal ground floor rooms, with stairs rising to the first floor.

**Reception room**

The main reception room is one of the standout features of the property, full of charm and character with its exposed beams adding warmth and period appeal. With multiple windows, the room is bathed in

natural light, creating a bright and inviting space. A feature wood-burning stove provides an attractive focal point, while a seated window overlooks the garden, offering a pleasant spot to relax. A staircase from the reception room leads down to the office.

**Office**

The office is a useful and versatile room within the property, lending itself well to a range of uses. It provides an ideal space for working from home, a quiet study area, or could equally be used as a hobby room, snug, or additional reception space depending on the needs of the occupants.

**Dining/family room**

Currently used as an additional lounge but offers the flexibility that most modern families require. With windows to the front and side aspects, it is another bright and enjoyable room within the home, well suited to a variety of uses such as a formal dining area, family room, or further reception space.

**Kitchen/dining room**

The kitchen/dining room, like in many modern homes, serves as the hub of the house and a central space for everyday living and entertaining. It is fitted with a range of floor and wall units, with space for white goods, while tiled flooring adds practicality. Character is added by a ceiling beam, complemented by recessed ceiling spotlights that provide ample lighting. There is plenty of space for a dining table and chairs, along with additional occasional furniture, making it a sociable and functional area for family life. Double doors open out to a porch which leads to the garden, creating a natural flow between indoor and outdoor spaces. A useful storage cupboard also adds to the practicality of the room.

**First floor**

**Bedroom one & en-suite**

Bedroom one is a well-proportioned principal bedroom enjoying a dual aspect, with pleasant views across the wonderful grounds and garden. The room benefits from a range of fitted wardrobes, providing ample storage. It is further complemented by an en-suite shower room comprising a low-level WC, a sink unit with storage beneath, a skylight allowing for natural light, and a corner shower cubicle.



### Bedroom two

Bedroom two is a double bedroom featuring a rear aspect window that provides natural light and a pleasant outlook. The room benefits from built-in storage units, offering practical space for clothing and belongings. There is also ample room for additional freestanding bedroom furniture, allowing for flexible use and arrangement to suit individual needs.

### Bedroom three

Bedroom three is a double bedroom featuring a front-aspect window that allows for plenty of natural light. The room offers ample space for freestanding furniture, providing flexibility for wardrobes, drawers, and additional bedroom furnishings.

### Bedroom four

Bedroom four is a well portioned double bedroom. Positioned in the middle of the first-floor accommodation, it enjoys a convenient location within the home and offers comfortable space for a double bed along with additional furnishings if desired. Ideal as a guest room, child's bedroom or even a home office.

### Bedroom five

Bedroom five, slightly smaller than the others but full of character and charm. A standout feature of the room is the original fireplace, which remains fully functional and in working order, creating a lovely focal point and adding warmth and character to the space. A side-aspect window allows natural light to fill the room while offering pleasant views overlooking the garden, making this a comfortable and inviting bedroom within the home.

### Bathroom

The family bathroom is well appointed and thoughtfully designed, featuring a bath with an overhead shower and a practical wrap-around shower screen. The walls are fully tiled, creating a clean and stylish finish while also making the space easy to maintain. Along one side of the room is a combined WC and sink unit, which incorporates useful storage through built-in cupboards and drawers, providing a neat and convenient place for toiletries and everyday essentials.



## Oustide

Approached from a quiet country lane, the property is accessed via a predominantly block-paved driveway that provides ample parking for several vehicles. From here, steps lead down to the house, where a combination of patio and gravel creates an attractive frontage.

The surrounding grounds are a standout feature of the property, offering a variety of spaces well suited to both relaxation and entertaining. Several patio terraces create ideal settings for outdoor dining and social gatherings. A charming bridge crosses a walled stream and leads to a lawned garden bordered by mature trees and established planting. Within this area there is also a greenhouse and a summer house, complete with a decked seating area to the front, positioned to enjoy views back across the gardens and towards the house. A useful stable/outbuilding is also located within the grounds and is currently utilised for storage.

Beyond the lawn, the formal garden extends further, eventually reaching a public footpath that runs between this area and the land beyond. The footpath is well screened by mature hedging and established planting, ensuring that privacy is not compromised. Past the hedging, the grounds continue into an additional section of land that is part woodland, providing a more natural environment. This area offers considerable versatility and could be used for a variety of purposes, whether for recreation, gardening projects, or simply enjoying the peaceful surroundings.

## Services

We understand mains water and electricity are connected to the property.  
Private gas supply is connected to the property.  
Private drainage to septic tank.

## Council tax band

Herefordshire council tax band - G

## Tenure

Freehold

## Agents notes

The ground floor of the property experienced flooding in 2007. Since then, the current vendors have carried out significant remedial and preventative works to both the property and the surrounding areas. As a result of these improvements, the property has not experienced any further flooding.





## Directions

From Hereford, proceed initially along the A438 towards Ledbury. Turn right onto the B4224 towards Fownhope. Continue through the villages of Hampton Bishop and Mordiford, following the road into Fownhope. Pass the village shop and, just before Wye Leisure at the mini crossroads, turn left onto Woolhope Road. Continue along this road and the property is located about halfway along on the right-hand side.

## Anti-money laundering

The purchaser will be required to provide sufficient identification to verify their identity in compliance with anti-money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti-money laundering checks. This fee is payable at the time of verification and is non-refundable.

## Sunderlands

### Hereford Branch

Offa House, St Peters Square,  
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### Hay-on-Wye Branch

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5BU  
Tel: 01497 822 522  
Email: hay@sunderlands.co.uk

Approximate Area = 2376 sq ft / 220.7 sq m  
For identification only - Not to scale



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Zoopla.co.uk  
Smarter property search



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			<b>61</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>		<b>26</b>	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.