



## THE CROSS HOUSE

Turnastone, Vowchurch, HR2 0RD



**The Cross House  
Turnastone  
Vowchurch  
HR2 0RD**



A fascinating and very unusual Grade II Listed house, offering huge potential for renovation and improvement, all set in large established gardens adjacent to the village church, with the potential to buy additional land of approximately 10 acres by separate negotiation.

**Offers based on £340,000**

**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 an interesting mix of architectural styles, and is grade II listed with a black and white brick and timber cottage with stone tiled roof, an adjoining Victorian brick and stone extension and some later 20<sup>th</sup> 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 considerable renovation and modernisation, the house offers huge potential with plenty of living space which could be adapted to suit a large or extended family, subject of course to any necessary approval. In addition there is an opportunity to buy a parcel of land on the opposite side of the road which extends to approximately 10 acres and would be ideal for equestrian use or for keeping a small head of stock. The land is subject to separate negotiation and is not available as a separate sale.

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.

**Agents note:**

Opposite the house and accessed from the lane is a very attractive parcel of land that extends to approximately 10 acres and is currently used for grazing. This land is under the ownership of the family and could be available to purchase for the buyer of The Cross House by negotiation. Please contact Jonathan Bliss the agent on 07748 113 830 for further details.

**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

Broadband <https://checker.ofcom.org.uk/>

Mobile Coverage <https://checker.ofcom.org.uk/>

Flood Risk Link <https://check-for-flooding.service.gov.uk/location/herefordshire>

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.

### Historical note from the owner of The Cross House

"The Cross House in Turnastone has had a varied history. It belonged to the Whitehouse Estate and is known to have been an alehouse as early as 1743. By 1818 it was a public house known as The Red Cross Inn with named licensees and continued as such until at least 1862. Not long after that, there were several medical men listed

Thereafter, the house was apparently rented out on various terms until the 1930s until a vintner leased the house. Eventually a serious tennis player moved in and created a flat area in the garden for a tennis court. The Cross House was purchased by the current family owners in 1950 and has remained with the same family until today, a period of over 75 years."







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 Planlup.

**Directions**

What3Words ///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.



# Brookes Bliss

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