



The Old Vicarage, Bullinghope, Herefordshire

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The Old Vicarage,  
Bullinghope,  
Hereford,  
Herefordshire  
HR2 8EB

Character and traditional detailing blends with modern amenity and style in this former vicarage, sitting in over 7 acres of gorgeous Herefordshire countryside

Hereford city centre 2.3 miles, M50 Motorway 14 miles, Cheltenham 38 miles, Bristol 50 miles, Cardiff 52 miles, London 130 miles

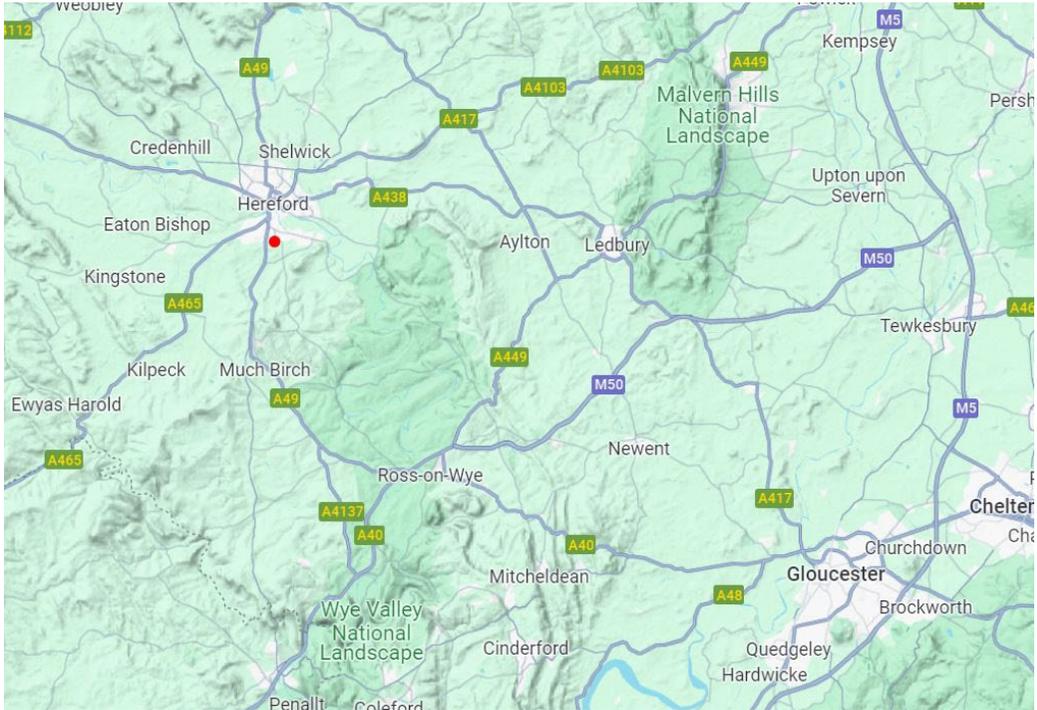
Reception hall | Dining room | Sitting room  
Library | Kitchen with large adjoining pantry  
Breakfast room | Utility | Bootroom | Cloakroom  
Cellar | 6 Bedrooms | Family bathroom  
2 Family shower rooms | Study | EPC rating D

Formal gardens | Meadows and woodland  
Brook | Potting shed | Machinery store  
Extensive outbuildings and barns

**About 7.52 acres in all**







**The Old Vicarage, Bullinghope**

Total Area (3.04 ha / 7.52 ac)

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Based on Ordnance Survey 1:2,500 mapping with the permission of the Controller of HMSO © Crown Copyright Licence No ES 100018525

Not to Scale. Drawing No. Y22445-01 | Date 05.06.24



## The property

The Old Vicarage is an incredibly handsome house, with very pleasing proportions and offering about 5000 sqft of sympathetically restored accommodation, set over three floors. It was designed by the prominent Victorian architect Ewan Christian, famous for The National Portrait Gallery and restoration of Carlisle Cathedral, amongst other works. The property boasts wonderful character detailing, such as original wooden shutters. Period charm and ornate features marry with modern amenities and luxuries brilliantly.

An impressive hallway opens up through the Gothic arched front door. High ceilings and polished floorboards link the main reception areas of the ground floor. There is an elegant dining room with an original marble fireplace and an enormous bay window with views of ancient Cedars and gardens. An adjacent library again has polished floors and similar period detailing. Across the hall is the bright sitting room, overlooking the patio, main garden, and meadow. Again, with large windows, a period fireplace, generous ceiling heights and bathed in natural light - a theme apparent throughout the house.

The kitchen has original Victorian tiling and plenty of space for a kitchen table. Freestanding units mix with bespoke cabinetry. There is a huge pantry just off the kitchen and along with the next-door breakfast room, utility, and boot room, create an excellent suite of rooms, providing incredibly useful connection and function, all easily accessible to the rear patio and outbuildings.

There is the grand main set of stairs - characterised by the intricate detailing and striking newel posts - and a useful back staircase. On the first floor, there are four well-proportioned double bedrooms, a family bathroom, and a family shower room. The second floor lends itself beautifully to guest or teenager accommodation, with an additional family shower room, a further two double bedrooms and a study.

## Outside

There is plenty of parking and easy access to the rear and the outbuildings. Charming formal gardens surround the house. The meadows, orchard and amenity grounds fall away down to a picturesque brook. Beyond the brook is a mature, enchanting woodland, which is a haven for wildlife. There are various spots to enjoy the position, best is the rear patio which boasts super sunsets! There are several substantial outbuildings: useful machinery stores; barns; (which could be stabling) and an expansive building (offering business potential, subject to any necessary consents), which could suit any number of uses. The meadow and woodland both enjoy separate access to the adjacent lane.

## Location

Bullinghope is a small village situated close to the southern fringes of the cathedral city of Hereford. The village has a peaceful atmosphere, surrounded by rolling Herefordshire countryside, with views across the Golden Valley to The Black Mountains, yet minutes from the bustle and convenience of Hereford.

Hereford is just a couple of miles away and linked by footpaths as well as roads. It offers various supermarkets, well-known brands and excellent independent shops, cafes, restaurants, and bars. Hereford Cathedral is perhaps the city's most famous landmark, the tower of which can be seen in the distance from the property. A number of villages with shops, pubs and other amenities are close by, such as Fownhope, Mordiford, Kingstone and Kilpeck, the latter is home to the popular Kilpeck Inn, recently named in the Michelin Guide 2024 and top 50 gastro pubs in England 2024.

There are several well-regarded private schools accessible, including Hereford Cathedral School, the Haberdashers Monmouth Schools, Malvern College, and Cheltenham College. There are also some popular state schools such as Kingstone and Hereford 6th Form College. Hereford railway station is on the Manchester to Cardiff mainline, with direct trains also to London or east to Worcester and Birmingham. The M50 links the M5 to the east and the M4 is at Newport via the A40/A449 dual carriageway.

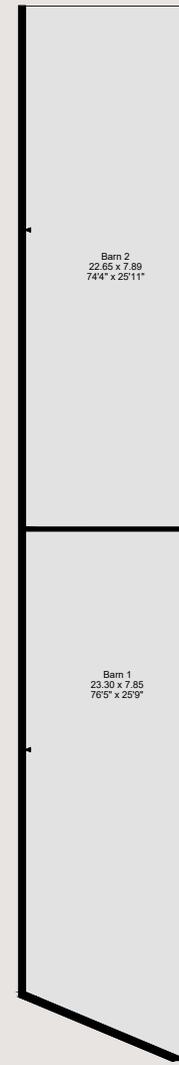
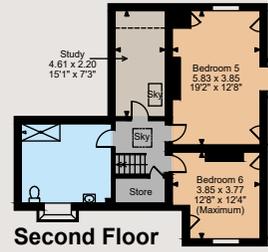
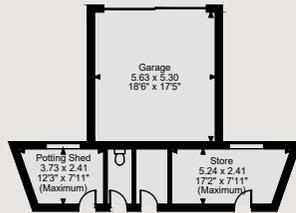
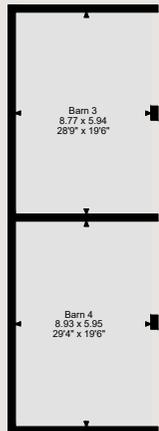
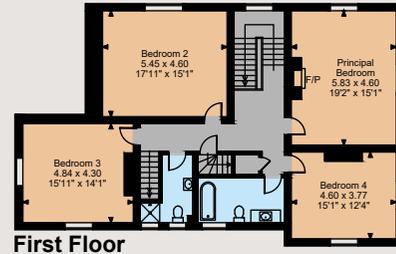
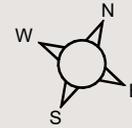






**Floorplans**

Main house internal area 4945sqft/459sqm  
 Garage internal area 321sqft/30sqm  
 Outbuilding internal area 288sqft/27sqm  
 Barns internal area 4927sqft/458sqm  
 Boiler room internal area 54sqft/5sqm  
 For identification purposes only.



**Directions**

Please use [what3words.com/lodge.bottle.submit](https://what3words.com/lodge.bottle.submit) will direct to the entrance.

**General**

**Local Authority:** Herefordshire Council  
**Services:** Mains electricity, gas, water, gas central heating. Private drainage (which may not comply with current regulations), Superfast broadband available. **Council Tax:** Band G  
**Fixtures and Fittings:** Only those items known as fixtures and fittings will be included in the sale. Other items may be available by separate negotiation. **Wayleaves, rights of way and easements:** The property will be sold subject to and with the benefit of wayleaves, easements and rights of way, whether mentioned or not.

**Tenure:** Freehold

**Guide Price:** £1,395,000

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