

Upper House Craswall, Hereford, HR2 0PN

Sunderlands
Residential Rural Commercial

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Summary of Features

- 4 bedroom farmhouse with bathrooms
- Rural location
- Log burners
- Under floor heating
- Water, sewerage, internet and gardening included.
- Country walks

£1,750 Per Month

Location

Upper House is a walker's paradise with the Black Mountains, the Brecon Beacons National Park and Offa's Dyke Path, all on your doorstep. The property commands an exceptional elevated position on Black Hill in West Herefordshire, with sweeping views across unspoilt countryside.

Despite its idyllic rural setting, the property enjoys excellent accessibility and connectivity. Hay-on-Wye, famed worldwide for its Literary Festival, is a short drive and offers a strong selection of independent shops and everyday amenities. The Cathedral city of Hereford is located to the north and provides retail and leisure facilities alongside a thriving cultural scene centred around The Courtyard. Hereford's historic core is home to an increasing number of acclaimed restaurants. There is an excellent choice of public and private schools in Monmouth, Hereford, Malvern, Cheltenham and Worcester.

The property is well positioned for regional and national travel, with rail services from Hereford and Abergavenny, and international airports at Bristol, Birmingham and Cardiff. The M50 and M5 provide swift access to the national motorway network, with London reachable in just over three hours.

Upper House Farmhouse

Upper House is a beautifully composed country residence where original character meets contemporary craftsmanship. Approached via a private drive with generous parking, the house occupies an elevated position at the centre of the property, overlooking the holiday cottages and formal gardens and enjoying panoramic views across rolling countryside.

Inside, the interiors are finished to an exceptional standard. Pastel tones, exposed beams, natural stone and oak floors, and bespoke joinery create a warm, elegant aesthetic throughout. At the heart of the home lies the open-plan kitchen and breakfast room, fitted with bespoke cabinetry and designed for both relaxed living and effortless entertaining.

The magnificent drawing room provides a dramatic focal point, with its full-height ceiling, mezzanine library, flagstone floor and large log-burning stove, all bathed in natural light. Stone steps lead to a hidden lower-ground suite, where the fourth bedroom benefits from its own en suite bathroom. Three further double bedrooms, each en-suite, continue the same exceptional level of design and finish found throughout the reception rooms and shared spaces.

The farmhouse accommodation briefly comprises:

Front Hallway

Impressive light entrance hall painted stone walls and natural flagstone floor leading to sitting room, kitchen and separate bedroom suite.

Sitting Room & Mezzanine Library

A magnificent, light-filled drawing room showcasing the perfect marriage of rustic architecture and refined elegance. Full-height ceilings with exposed beams rise above a striking mezzanine library, while a flagstone floor and a large wood-burning stove anchor the space with warmth and character. Thoughtfully curated furnishings and rich textiles create an inviting yet sophisticated atmosphere, ideal for both relaxed living and impressive entertaining. With two sets of French doors inviting you into the garden.

Internal Hallway

Leading to the ground floor bathroom, with built-in cupboards and stairwell to Bedroom 3.



Bathroom
Beautifully finished bathroom with double-sided bath, low flush toilet, walk-in shower and LED mirrors above the wash hand basin with a flagstone floor, towel rail and tiled walls.

Kitchen / Dining Room
The open-plan kitchen and breakfast room forms the welcoming heart of the home. Movable kitchen island, range cooker, American fridge freezer and dishwasher. Large stone fireplace housing woodburner. Contemporary cabinetry, quality appliances and bespoke joinery sit harmoniously alongside natural stone and oak finishes. Fresh white tones and generous natural light enhance the sense of calm, while the adjoining dining area offers an elegant setting for everyday meals or more formal gatherings. This is a space designed for both effortless living and stylish hosting. Door through to separate boot room and utility, with exposed beams.

Boot Room
With flagstone floor, butler sink and unit, separate cloakroom and utility.

WC
with a flagstone floor, low flush toilet and corner wall hung wash hand basin.

Utility
With plumbing for washing and drying machines - included. Flagstone floor.

First Floor

Master Bedroom
Substantial double bedroom with dual aspect windows, large ensuite with his and hers wash hand basin, bidet, walk in shower, oak floor and inbuilt wardrobes. Windows overlooking the front garden.

Bedroom 2
Double bedroom with ensuite shower room and inbuilt storage with far-reaching views over the front garden. Dual aspect windows, ensuite bath with shower over, wash hand basin, low flush toilet and towel rail. Skylight and exposed beams.

Bedroom 3
An oak staircase leads to large double bedroom with French doors onto private decking area. The bedroom benefits from a private staircase leading down to separate bathroom and internal hallway, dual aspect views with built in wardrobes.

Bedroom 4
Accessed via separate stone steps leading down from the sitting room this double bedroom enjoys its own ensuite bathroom, external separate door to garden. Ensuite bath with shower over, wash hand basin, low flush toilet, heated towel rail and skylight.

Council Tax
Herefordshire council band G

Services
The farmhouse benefits from oil-fired central heating and underfloor heating. The following are included in the rent; A private water supply with UV filter and private drainage. We understand the property has fibre-optic connection and speeds of over 900mbps. Gardening.

Viewings
Thank you for your interest in letting a property through Sunderlands.
Should you wish to view the property you will need to complete a Registration Form, which can be found on the following link:-
https://www.sunderlands.co.uk/residential/registration
We will not consider your application until we have a completed Registration Form.
Once we have the form, we may invite you to view the property. If, after viewing the property, you wish to make a full application we will require further information to reference you.
Sunderlands
Lettings@sunderlands.co.uk

Directions
From Hereford take the A49 South and then turn onto the A465 to Abergavenney. Continue to Pandy, turn right by The Old Pandy Inn. Stay on this road for about 8.6 miles and then turn left onto Hill Road signposted Upper House Spa. Continue up the hill for about 0.3 miles and turn left onto the private track of Upper House and proceed until you reach the property.
What3words: ///airstrip.comb.linked

Important Notice
These particulars are set out as a guide only. They are intended to give a fair description of the property but may not be relied upon as a statement or a representation of facts. These particulars are produced in good faith and are inevitably subjective and do not form part of any contract. No persons in the employment of Sunderlands 1862 LLP has any authority to make or give any representation or warranty whatsoever in relation to this property. HEAD OFFICE: Offa House, St Peters Square, Hereford, Herefordshire, HR1 2PQ







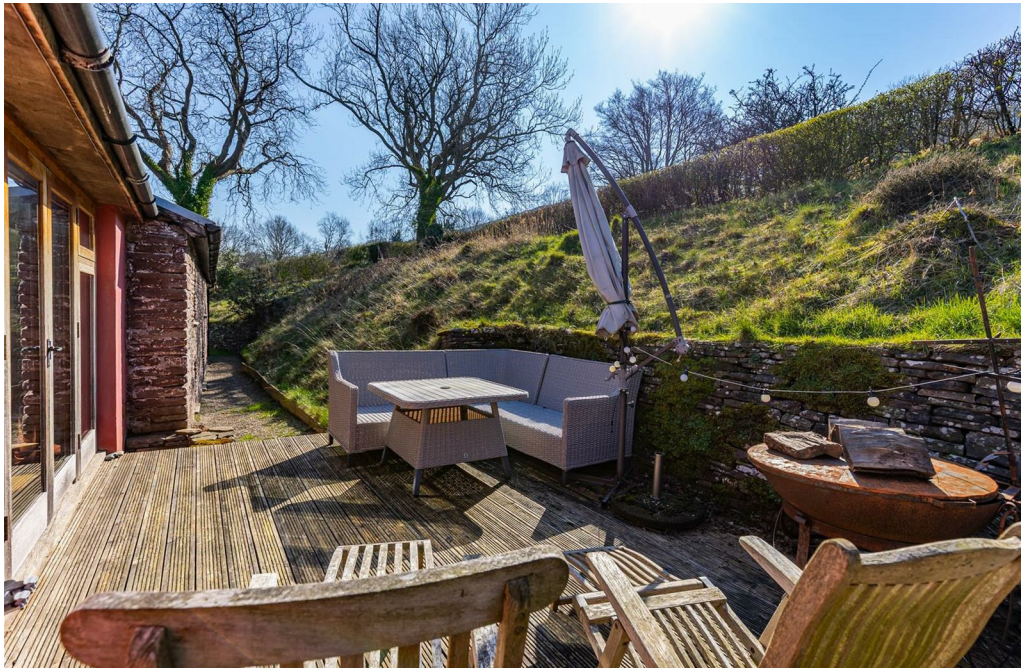


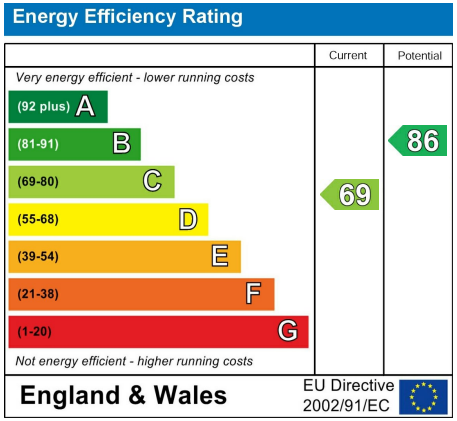


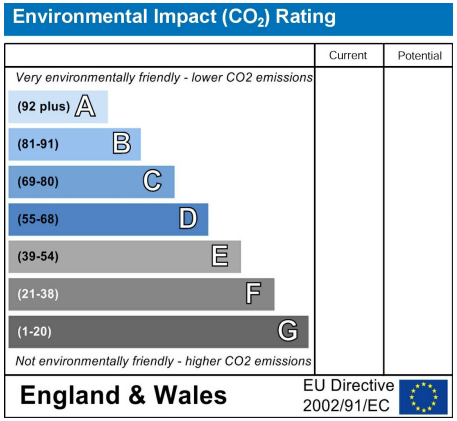












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Craswall, Hereford, HR2

Upper House Farmhouse = 2669 sq ft / 247.9 sq m
Black Hill Barn = 786 sq ft / 73 sq m
Star Light Barn = 778 sq ft / 72.2 sq m
Total = 4233 sq ft / 393.2 sq m

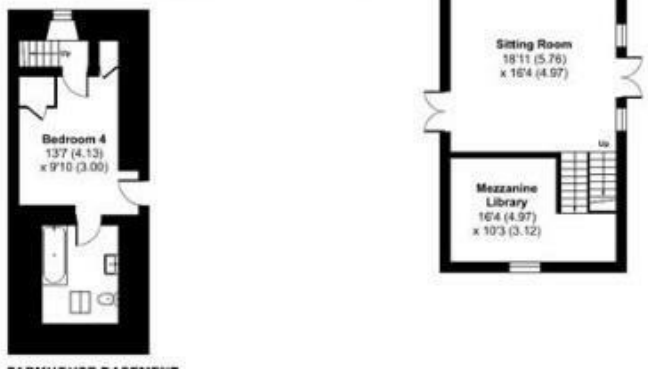
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