



LOWER LLANON FARM

Urishay HR2 0SY





In a 'Dark Sky' location, and set in  
beautiful and unspoilt Herefordshire countryside





**Lower Llanon Farm**  
Urishay, Peterchurch  
Herefordshire  
HR2 0SY



A rural gem in the heart of the Golden Valley, Lower Llanon is a very appealing and versatile grade II listed country property, carefully converted and restored to offer very comfortable living space, all set in approximately 13.5 acres of land, which offers privacy and protection as well as huge potential for a variety of uses.

**Guide Price £1,195,000**

#### **Situation and Description**

Lower Llanon is beautifully positioned in an unspoilt 'dark sky' location that offers an escape from the hustle and bustle of modern life.

Although tucked away, it is not isolated and is only 2.5 miles from the very popular and thriving village of Peterchurch. Here there is a village shop, highly regarded secondary school, two public houses, a village church, and much more. The villages of Kingstone and Madley are also within easy reach, as is the cathedral city of Hereford and the market town of Hay on Wye with its now world famous literary festivals. Lying in the heart of an area known as 'The Golden Valley', the local area is renowned for its natural beauty and has always been popular with walkers and outdoor enthusiasts.

The house itself was formerly a small farmhouse and barn which has been converted and lovingly restored to create a very individual and versatile country property which includes approximately 13.5 acres of grazing land ideal for keeping stock, or for equestrian use. The house is very comfortable and includes a stunning 40-foot kitchen/breakfast/family room with a seven oven Aga, and underfloor heating to the majority of rooms on the ground floor. The accommodation is very versatile and could suit a family, a couple, or those wanting to work from home.

Approached initially by a council maintained no through road, shared with two other properties, its own drive then leads up to the house where a pergola framed large oak front door opens into a reception hall with cloakroom and door to a stunning kitchen/breakfast room which offers plenty of light and space and forms the central hub of this fantastic property. Approximately 40 feet long the kitchen includes a seven-oven electric fired Aga with hot plates and gas hob, plenty of working surfaces and cupboard space, large roof light, windows and oak doors to both the front and rear, twin bowl sink and much more. Glazed doors lead into the main living room, which again is a fantastic space in which to relax, full of original character and space with a high vaulted ceiling, exposed stone walling, flagged floor, underfloor heating, fitted wood burner and picture windows and glazed doors leading out to a sun terrace and the gardens. The adjoining library room creates a quiet space to relax and again has plenty of character with exposed stone and timbering. A staircase leads to a first-floor music room with vaulted

ceiling and glazed gallery overlooking the living room. Adjoining the kitchen, a good-sized utility provides plenty of practical space, with a range of working surfaces and fitted cupboards, space for appliances, twin bowl sink, flagged floor and stable door to outside. At the far end of the house there are two further rooms in the original house which again offer plenty of character with a large Inglenook stone fireplace and beautiful enclosed stone spiral staircase to the first floor.

From the reception hall the main oak staircase leads up to the first-floor landing which has a vaulted ceiling. Here there are two comfortable bedrooms at one end with far reaching views which are supported by a good sized and well-appointed shower room. At the other end there are two further bedrooms, with plumbing for an additional bathroom and a door providing access to the spiral staircase, this creates versatility in the way the space could be used.

#### **Outside**

Lower Llanon occupies a delightful rural location and forms a haven away from the stress and pace of modern life. Approached by its own long driveway the property is hidden from the road and although there are neighbouring properties there is plenty of space between them and Lower Llanon is not overlooked. The drive leads to a large parking and turning area to the front of the house. There are lawned areas to the front and side and flagged pathways lead around the property to large sun terrace to the rear and side which makes the most of the rural outlook. Raised beds and herbaceous borders offer variety, together with a mature oak tree and a recessed seating area. The drive also splits and leads past the rear of the house to a very useful modern 3 bay steel framed barn measuring 44ft x 28ft with large doors to the front and side and ideal for all sorts of uses from stabling to housing stock or as a large workshop. Ducting is in place for power and water although this would need to be connected.

The land in total extends to approximately 13.5 acres and is divided into several fields all laid to pasture. Ideal for a small head of stock or equestrian use they offer an added dimension to Lower Llanon and offer the opportunity for all sorts of use.





Stunning 40ft kitchen/breakfast/family room







Depicting sitting room | study/snug | galleried music room











Three/ four bedrooms and a well fitted family shower room











**Services and Considerations** mains electricity, private water from borehole, private drainage, oil fired central heating. It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. Any matters relating to rights of way should be checked with your solicitor or surveyor. Council Tax Band G . EPC n/a (Listed). Tenure freehold.

**Please note**, there is a public footpath that crosses part of the property, although we are advised this is rarely used.

**Prospective purchasers:** Upon submitting an offer, we will require by law, proof of ID for all buyers. A picture ID and a separate address ID together with proof of funding.

### Directions [///animated.buildings.wording](#)

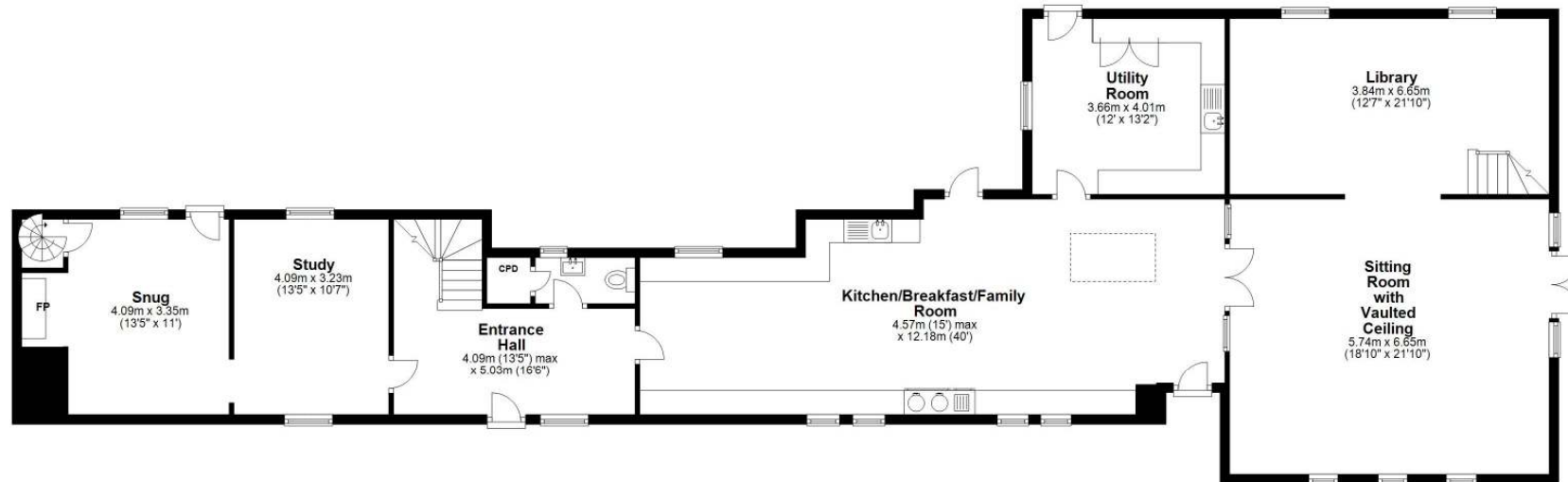
From Hereford approach Peterchurch from the B4348 and on entering the village turn left signposted to Urishay and pass Fairfield School on the right. Continue for just over 2 miles passing the remains of Urishay Castle and bear left as you approach the top of the hill. Take the next left hand turning at the telephone and post box. Continue down the lane taking the first drive on the right which leads to Lower Llanon.





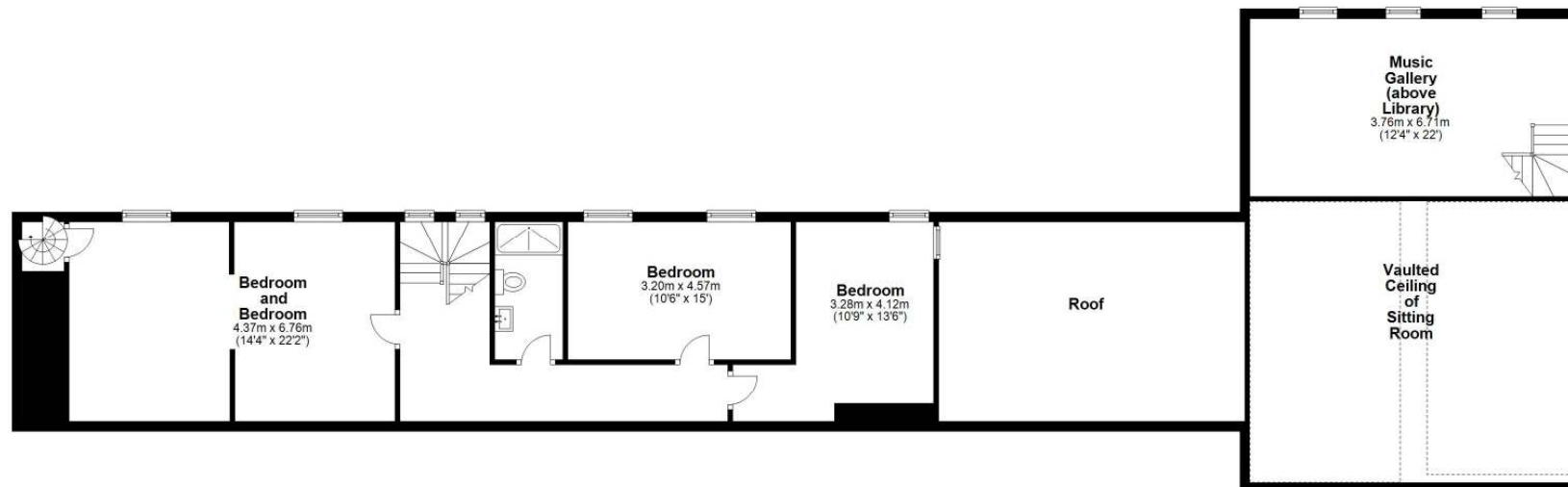
### Ground Floor

Approx. 174.0 sq. metres (1873.3 sq. feet)



### First Floor

Approx. 171.3 sq. metres (1843.7 sq. feet)



Total area: approx. 345.3 sq. metres (3717.0 sq. feet)

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These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract, and their accuracy cannot be guaranteed.









Peaceful and quiet location, yet only 2.5miles from village facilities

