



CEFN BARN

Ewyas Harold HR2 0JJ



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**Cefn Barn**  
**Ewyas Harold**  
**Hereford**  
**HR2 0JJ**



Tucked away with only one other neighbour, a very individual and spacious detached barn conversion, set in approximately 1.25 acres of gardens and grounds with garaging, all-weather tennis court, and part of a former barn which may offer additional potential subject to planning.

**Guide Price £950,000**

#### **Situation and Description**

Cefn Barn lies well away from main roads and is situated at the end of a small shared track, with just one other individual property. Its gardens and land face south-east and enjoy fine views over unspoilt countryside to the Black Mountains in the distance. There are a range of services at the nearby village of Ewyas Harold, which include a shop, doctors' surgery, veterinary surgery, two public houses, a village hall, and much more. Nearby Dore Abbey hosts a number of events during the year and more extensive facilities are available at the Cathedral City of Hereford (13 miles), the market towns of Abergavenny (16 miles) and the ever-popular town of Hay on Wye (17 miles) with its now world-famous literary festival.

This interesting and spacious barn conversion creates a wonderful home in the heart of some of Herefordshire's finest countryside. Tucked away from general view the property stands in large gardens and offers highly versatile living space laid out over three floors. Converted in the early 1990's, this stone and timbered barn retains much of its original character and is available to the market for the first time since conversion. One wing of the barn faces due south and enjoys stunning views across to the Black mountains. Other features include double glazing, oil fired central heating, fitted carpets, extensive parking and an all-weather tennis court.

Approached from a small shared track and then by its own gated driveway, stone steps lead up to a pair of front doors which open into a welcoming reception hall with flagged floor, windows to front and rear and open tread staircases to the upper and lower floors.

A rear hall gives access to a study which provides a quiet place to work, and a large dining room is ideal for entertaining and includes a large, fitted dresser to one wall. A door then leads through to an impressive and very spacious kitchen/breakfast room which enjoys far reaching views over countryside to the Black Mountains. Offering plenty of working and cupboard space, the fitted kitchen includes twin sinks and several appliances including a cooker and dishwasher. The ground floor is then supported by a cloakroom with WC and a large utility/boot room with direct access to outside, a deep fill sink, cupboard space.

From both the reception hall and kitchen, two separate staircases lead up to the first floor where a very impressive sitting room enjoys far reaching views over the valley to the Black Mountains. Full of character with a high vaulted ceiling and exposed timbers the sitting room offers plenty of space and has a large open fireplace at one end, double glazed windows on two sides and direct access out to the sun terrace and gardens.

The bedrooms are then arranged over two floors and offer adaptable space for a large family or guests. The master bedroom enjoys stunning open views and has fitted wardrobes to one wall, reading lights and an ensuite with both bath and shower. There are then four further individual bedrooms including a guest suite approached via a walk-through bedroom with plenty of wardrobe space and its own shower room, all supported by a family bathroom.

#### **Outside**

From the drive, access can be gained to a large garage with double doors to the front, window to side and door to rear. The drive then sweeps around to the front of the barn where there is extensive parking and turning space for several vehicles.

The gardens lie to the east and south of Cefn Barn and extend in total to approximately 1.25 acres. They are laid mainly to lawn and adjoin farmland with lovely rural views and plenty of space for a keen gardener. Around the barn there are pathways and terraces which offer quiet spaces to sit and relax whilst making the most of the location and wonderful views. The remains of a former stone barn (16' x 13') lie close to the main house and currently creates a partially enclosed space with pergola style roof, ideal for barbecues, or as an outdoor kitchen space the barn may offer some conversion potential subject to planning approval.

A very useful single storey detached stone and timber barn (39' x 12'3") lies close to the barn which offers plenty of storage space and has a concrete floor and doors to the front.

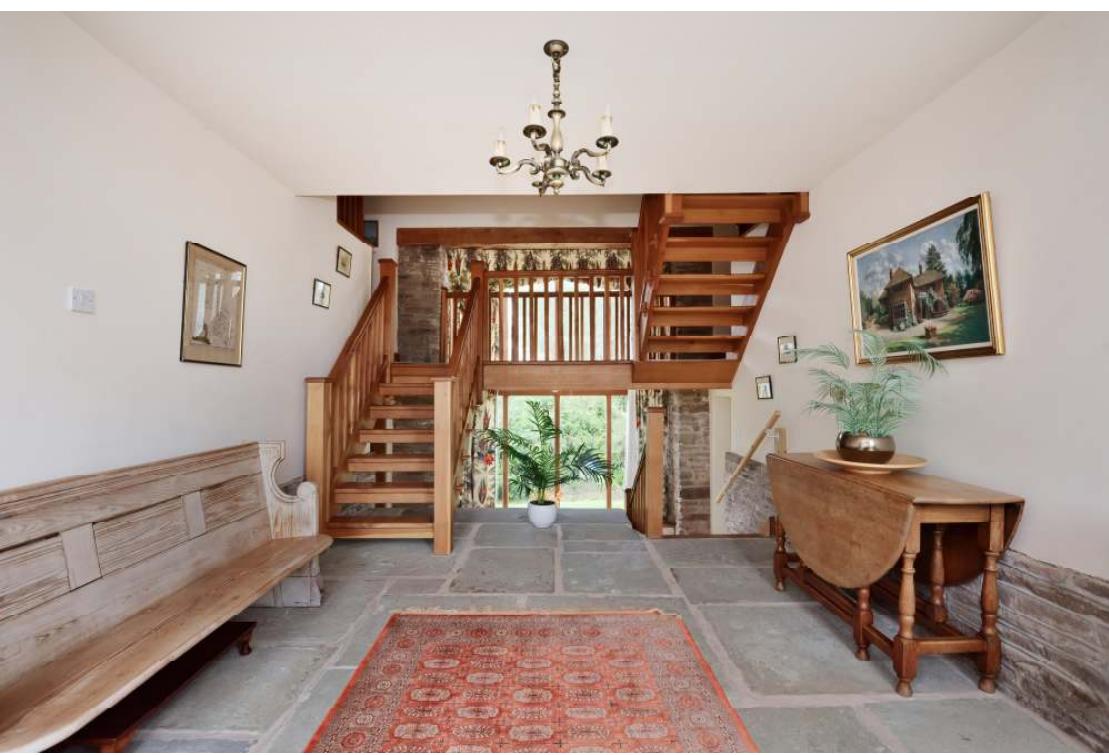
#### **Tennis Court**

Located at one end of the garden is a purpose built and well enclosed all-weather tennis court, which is a fantastic addition to this wonderful property and ideal for the sporting enthusiast.





Large dining room leading to rear hall up to first floor landing







Three of the five bedrooms arranged over two floors— two with en suite and a supporting family bath-





## Services and Considerations

Mains electricity, private water, private drainage.

Oil fired central heating.

Tenure: Freehold

Council Tax Band G

EPC Rating E 41/74

Mobile coverage TBC

Broadband TBC

**Agents note: A footpath passes through a small section of the gardens.**

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.

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 // /eyelashes.interlude.headings

From Ewyas Harold take the B4347 towards Hay on Wye and continue to Abbeydore passing Dore Abbey on the right-hand side. Take the next left turning to Ewyas Harold Common, go up the hill, bear right and continue for about half a mile. Turn left onto a small shared track signed Upper Cefn, and Cefn Barn will be found on the left-hand side after a short distance.



Former stone barn



Plans created by Brookes Bliss Ltd - Plans are not to be assumed as accurate and are not to scale.  
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