



HOLT FARM

Michaelchurch Escley, Herefordshire HR2 0PT



WATKINS RURAL
Chartered Surveyors & Agricultural Valuers



HOLT FARM
Michaelchurch Escley
Herefordshire
HR2 0PT

Guide Price:
Offers in the region of
£1,300,000

- A total of 4 fantastic character properties in traditional courtyard arrangement
- Ready made established business if desired
- 7.09 acres of agricultural land
- Private, rural setting in the famous Black Mountain area
- Close to popular market town of Hay-on-Wye
- Further land available by separate negotiation

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SITUATION

Set in the peaceful parish of Michaelchurch Escley, Holt Farm benefits from a rare combination of idyllic countryside tranquillity and excellent connectivity. The closest town is the famous literary town of Hay-on-Wye within 8 miles. Both Hereford and Abergavenny are situated within 16 miles of the property. The area is renowned for the dramatic landscapes of the Black Mountains and Brecon Beacons, the Wye Valley and the historic city of Hereford. With driving times within about three hours of London, Birmingham or Bristol, the site strikes an excellent balance between remoteness and accessibility.



DESCRIPTION

Holt Farm is a truly unique offering extending to a total of four dwellings and 7.09 acres:

- **HOLT FARMHOUSE** Grade 2 listed
- **STABLE** Attached One Bedroom Stable
- **HOLT BARN** Grade 2 listed
- **THE WAIN BARN**

Nestled in the heart of the Herefordshire countryside, Holt Farm is a distinctive, high-quality rural estate offering four beautifully converted properties, which has been run as a successful business venture for a number of years. The site was entirely offered as holiday accommodation for many years and was well suited to both large group bookings as well as traditional family stays. The property includes approximately 7.09 acres of agricultural land including the pasture, a traditional orchard as well as including the private water supply. Whilst the accommodation has all been run very successfully as holiday lets in the past, planning was granted in 2021 removing any conditions limiting the use of the properties to holiday accommodation, so the site offers an abundance of potential for the purchaser.

The properties are sat in a traditional courtyard arrangement, with gardens and grounds immediately surrounding, including a traditional orchard.

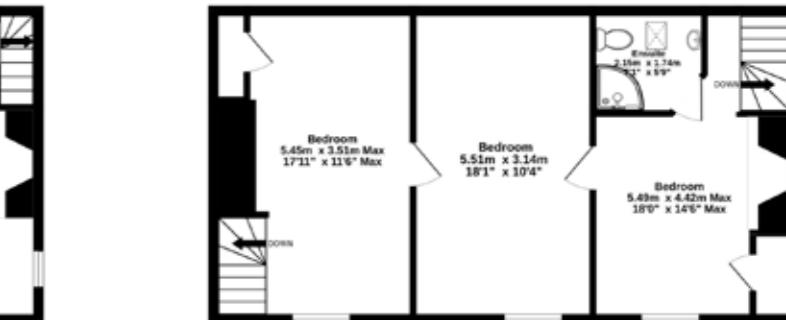
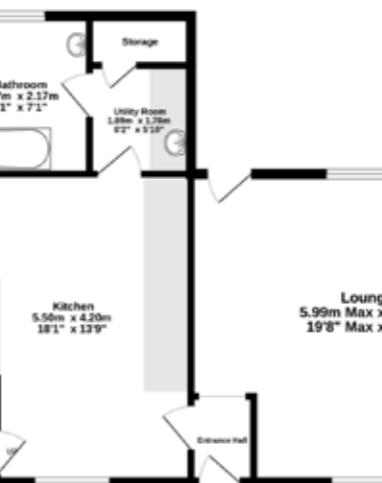
This is a truly unique offering with an abundance of potential, with no planning conditions limiting the properties to holiday lets, it could provide a fantastic site for multi-generational living, or various live/work arrangements. Previous accounts for the holiday let business could be shared with a potential purchaser.



HOLT FARMHOUSE

Holt Farmhouse is a circa 17th century, character property which was the original dwelling on the small-holding. The farmhouse is Grade 2 listed and steeped in history and character features, all lovingly restored and looked after. The farmhouse offers a large fitted kitchen diner, with a wood burning stove, separate utility, family bathroom and a pleasant lounge. The house benefits from two stone and oak circular staircases at either end of the property, both giving access to the first floor. The first floor offers three double bedrooms, one en-suite. The property has an abundance of character features including flagstone floors throughout the ground floor, fireplaces, oak beams and the feature spiral stone staircase, very unique to the properties in the local area.

Ground Floor
63.5 sq.m. (683 sq.ft.) approx.



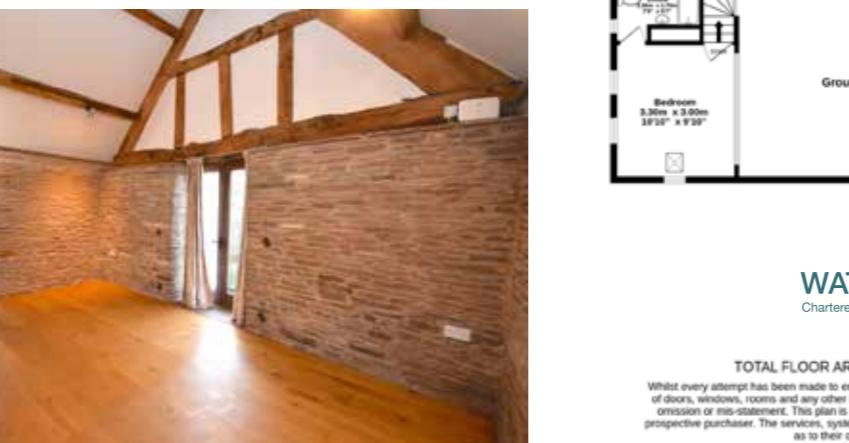
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TOTAL FLOOR AREA : 115.8 sq.m. (1246 sq.ft) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans, all measurements, door widths, windows and any other items are approximate and no responsibility is taken for any omission or inaccuracy. The plans are for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have been tested and found to be in working order as far as is reasonably practicable. No guarantee is given as to their operability or efficiency can be given.
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HOLT BARN

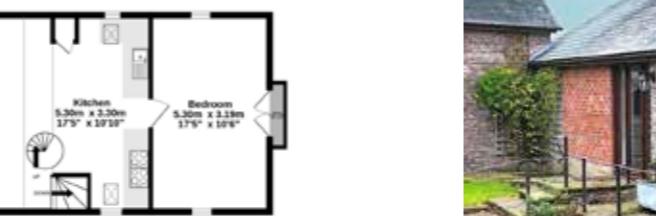
Holt Barn is the showstopper barn conversion of the site, it is the largest of the properties, and has a feature dining hall with dual glazed cart doors. Holt Barn was likely an 18th century barn and cow shed, the grade 2 listed converted barn now offers a delightful family property. The barn has an open plan full height dining area, opening into a lounge situated below a mezzanine bedroom giving it's a more cosey feel. There dining area is complimented by an oak kitchen on a sub-level which has a double bedroom off. There are two further double bedrooms accessed with stairs off from the dining room, and there is a feature ensuite double bedroom situated on a mezzanine level. Holt Barn has been sympathetically converted, retaining all of the character features including the oak beams, and flag stone floors, complimented by the wood burning stove and the light, airy property.



Ground Floor
86.9 sq.m. (935 sq.ft.) approx.



1st Floor
87.3 sq.m. (940 sq.ft.) approx.



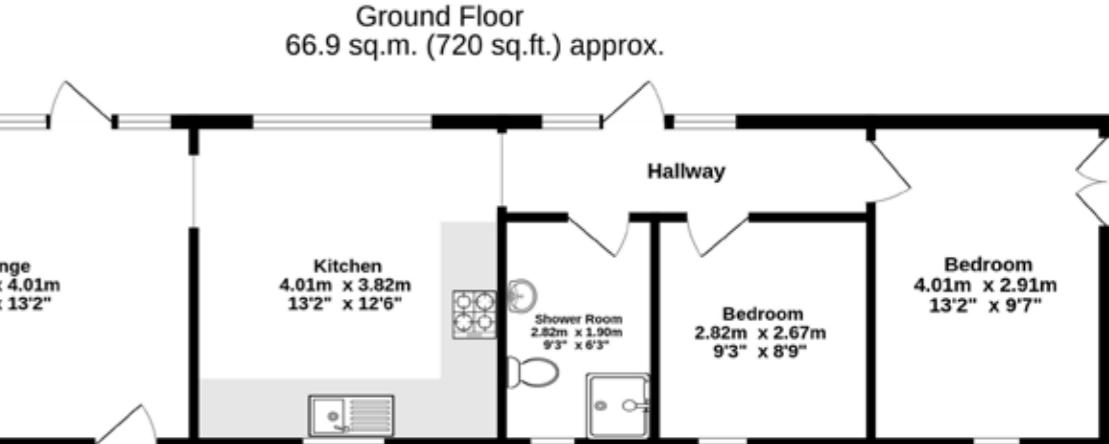
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TOTAL FLOOR AREA: 174.2 sq.m. (1875 sq.ft.) approx.
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THE WAIN HOUSE

The Wain House is a lovely two bedroom barn conversion situated on the south of the courtyard configuration. The property is on one level and has an open plan living/diner, with a pleasant fitted kitchen, two double bedrooms and a family bathroom.

The barn benefits from plenty of glazing providing a light, and functional property. This property offers a great deal of potential for a purchaser and could be retained as a holiday let or a home for an older generation given its single level construction. The Wain House is currently occupied on a short term assured shorthold tenancy for the winter only. The property will be vacant on completion.



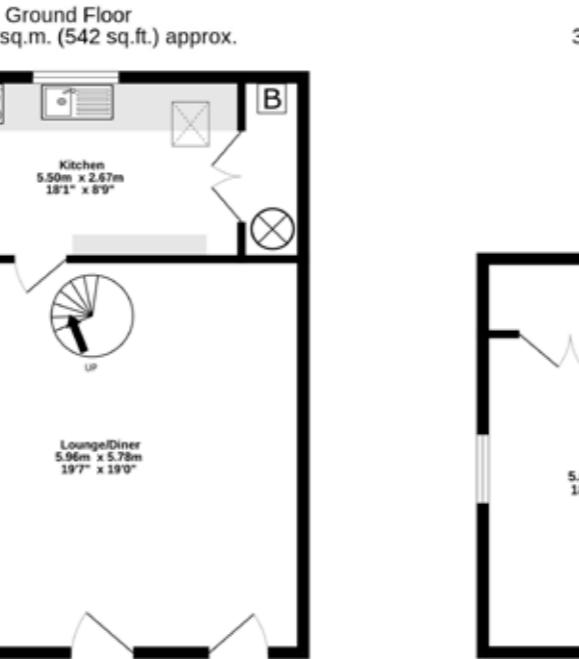
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TOTAL FLOOR AREA: 66.9 sq.m. (720 sq.ft.) approx.
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HOLT FARM STABLE

The Stables is connected to the farmhouse, with a pleasant, good sized living room, separate kitchen, and a single double ensuite bedroom on the first floor.

The Stables offers excellent potential for separate accommodation for a young adult, or live in help/care. The property retains the traditional oak beams and flagstone flooring as seen throughout the careful conversions on site.



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TOTAL FLOOR AREA: 84.8 sq.m. (912 sq.ft.) approx.
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LAND

The property extends to a total of 7.09 acres of agricultural land, which extends to some grassland, the orchard and some woodland. The proposed property for sale also includes the driveway and the private spring water supply. The land offered for sale surrounds the courtyard, and extends both above and below the main property area, providing a buyer plenty of potential and privacy. The holding is entirely situated in the Severely Disadvantaged Area (SDA) which is typical of the holdings in the area.

A further 38 acres is available by separate negotiation.



WHY HOLT FARM STANDS OUT

- A fully working highly rated holiday letting business in place, with proven appeal to groups, families, couples and special occasion guests.
- Four total, well-appointed units offering flexibility in use and income streams.
- Exceptional countryside setting with broad appeal: scenery, countryside leisure (walking, cycling, horse-riding, fishing), near the Welsh border yet within reach of major cities.
- A site with significant "room to manoeuvre" – operational as holiday accommodation, yet primed for various alternative uses or living arrangements.
- Ideal for the buyer seeking a "live where you work" lifestyle asset, or an investor seeking uplift through operational optimisation, re-development or alternative use.



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PLANNING PERMISSION

In 2021, planning permission was granted for "change of use" of the three barns from holiday accommodation to unencumbered residential (reference: 212606) this opens the properties up for a wide variety of potential uses. Further planning permission may need to be sought for further changes of use.

GRADE 2 LISTING

Holt Farmhouse and Holt Barn are both Grade 2 listed in their own right, any work or renovation to any properties on the site may require Listed Building Consent, buyers are invited to make their own enquiries.

ACCESS

The property has an established access from the main Michaelchurch Escley road, there is then a private driveway along the north side of the boundary accessing the properties.

SERVICES

The house has mains electricity, oil central heating, septic tank drainage but does not currently have a mains water supply. The property has a private water supply from a spring which is located within the site boundary, the water supply is deemed to be quite strong and has generally kept up with the water demands of the site when it was fully occupied, which could have been up to 22 people. The vendors can attest that this supply has never run dry in 70 years.

TENURE

Freehold with vacant possession upon completion of sale.

EPC

HOLT FARMHOUSE: E

Energy performance certificate (EPC)

Holt Farm House Michaelchurch Escley Hereford HR2 0PT	Energy rating E
Valid until: 24 February 2031	
Certificate number: 2458-3001-5202-2379-5204	

HOLT BARN: D

Energy performance certificate (EPC)

Holt Barn Holt Farm Michaelchurch Escley Hereford HR2 0PT	Energy rating D
Valid until: 15 September 2032	
Certificate number: 0492-3004-9208-2652-5200	

THE WAIN HOUSE: D

Energy performance certificate (EPC)

The Wain House Holt Farm Michaelchurch Escley Hereford HR2 0PT	Energy rating D
Valid until: 15 September 2032	
Certificate number: 2359-3004-5203-1322-3200	

THE STABLES: C

Energy performance certificate (EPC)

The Stable Holt Farm Michaelchurch Escley Hereford HR2 0PT	Energy rating C
Valid until: 15 September 2032	
Certificate number: 0292-3004-5208-2752-3200	

COUNCIL TAX

HOLT FARMHOUSE: E

THE WAIN HOUSE: D

Holt Barn and The Stables are currently in transition from Business Rates to Council Tax.

DIRECTIONS

From Hereford take the Abergavenny road for 3 miles approx to the Shell garage (Locks garage). Here turn right onto the B4348 (signposted Hay-on-Wye). Travel 6.6 miles through Kingstone to Vowchurch. In Vowchurch turn at the second left in the dip signposted Michaelchurch Escley (do not take first turn left onto the B4349). Travel 3.8 miles on this road, up and over a hill, go past an old garage on the left, continue down the hill to a 'T' junction between two stone houses. In Michaelchurch Escley, turn right (signposted Hay-on-Wye and School) and travel 1.4 miles, pass the school, the driveway is on the left and signposted 'Holt Farm'. The property will be indicated by the Agent's "For Sale" board.

what3words

raven.madder.fabricate (to the driveway)

MONEY LAUNDERING REGULATIONS

To comply with money laundering regulations prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your co-operation in order that there is no delay in agreeing the sale.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves, and rights of way both declared and undeclared.

LOCAL AUTHORITIES & PUBLIC UTILITIES

Herefordshire Council

Plough Lane,
Hereford, HR4 0LE

Welsh Water Dwr Cymru

Pentwyn Road, Nelson, Treharris,
Mid Glamorgan, CF46 6LY

National Grid

Vincent Carey Road,
Hereford, HR2 6LB

SITE PLANS

The plans included in the sale particulars are for identification purposes only and may have been reduced in scale to assist with printing.

HEALTH & SAFETY NOTICE

Prospective Purchasers should take all necessary care when making an inspection including wearing suitable clothing. Viewings are taken solely at the risk of those who view and neither the Agents nor the owners of the property take responsibility for any injury however caused.

VIEWINGS

Strictly by appointment with the Sole Selling Agents.

Ellie Watkins of Watkins Rural

Tel: 01981 792987

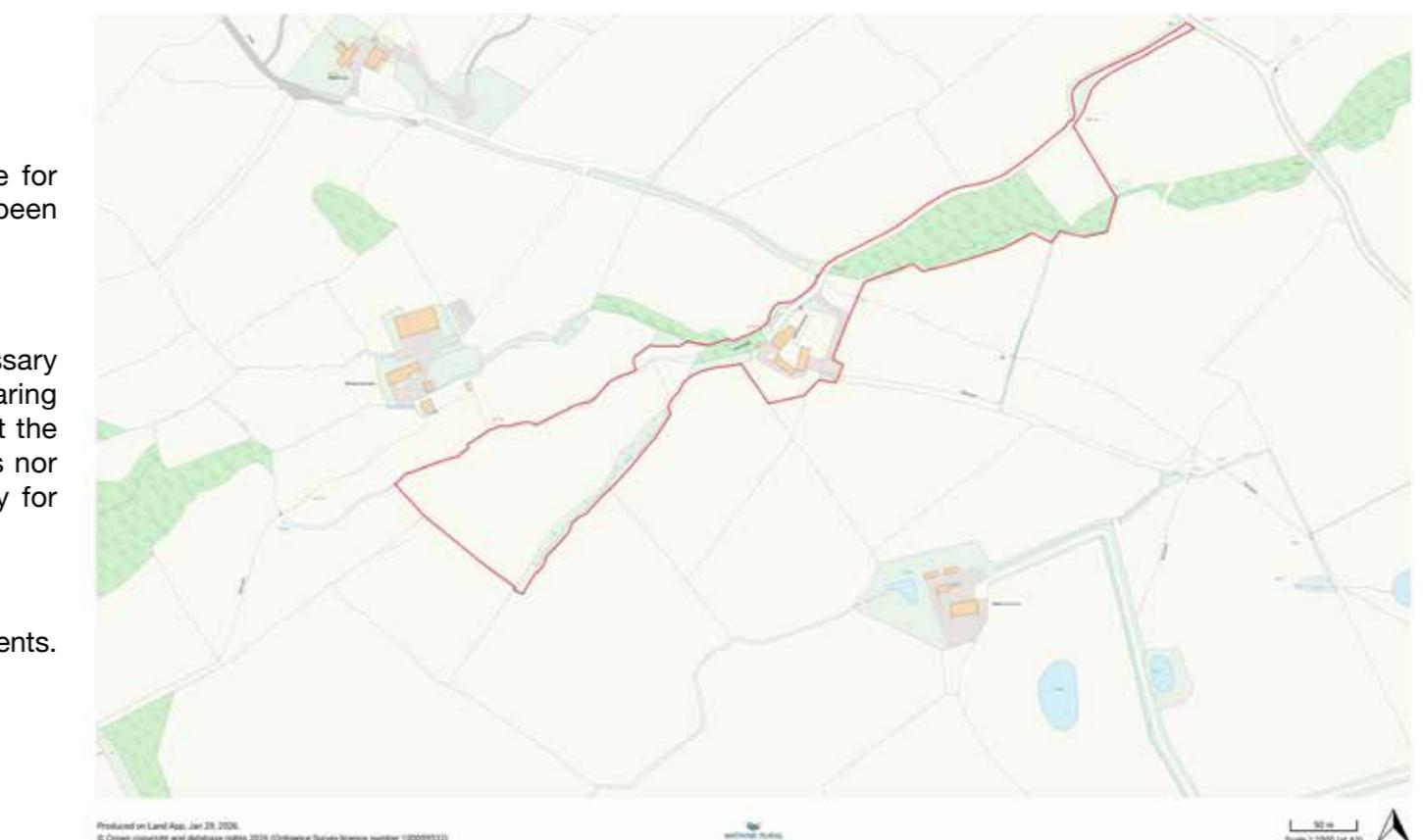
Mobile: 07528 313013

Email: ellie@watkinsrural.co.uk

in working order or fit for the purpose. You are advised to check the availability of any property before travelling any distance to view.

FINAL COMMENT

Holt Farm represents a rare offering: a striking combination of rural charm, proven income-earning accommodation, and vast potential for alternative and family uses. Whether you are an investor looking for holiday letting estate, a developer with a vision for rural hospitality, or a lifestyle buyer seeking a distinctive base in the countryside with flexible options, this property provides a highly attractive platform for next-stage growth.





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