

Great Cefn Farm

Michaelchurch Escley, Herefordshire





Sunderlands

Residential Rural Commercial

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Great Cefn Farm
Michaelchurch Escley
Hereford
Herefordshire
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Great Cefn Farm, Michaelchurch Escley, Hereford, HR2 0PT

Hay-on-Wye 8 miles, Hereford 16 miles, Brecon 23 miles, Abergavenny 16 miles
A splendid Grade II listed farmhouse
Set in approx 28.98 acres of delightful grounds and pastures
Lovingly restored by the current owners offering beautifully appointed accommodation
Stunning and far-reaching views



INTRODUCTION & SITUATION

Wrapped in approximately 28.98 acres of private land which leads directly to Cefn Hill common and the drovers road to Hay, Great Cefn Farm is a haven for wildlife. The farmhouse and barns sit in the middle of the land and are entirely surrounded by the peace of this place. Cuckoos are calling as I write. The swallows return each year to the large threshing barn as they have done always. Everywhere there is such beauty – wildflower meadows, banks of harebells, hares & larks. Views from the property reach over 7 counties over England and Wales. As you drive up the newly laid driveway under a canopy of trees, past the streams and waterfalls, you feel as if you are emerging on top of the world. No houses can be seen anywhere in any direction. Tree House built in garden between two ancient field maples with swing and staggering views. Wild strawberries with their pretty white flowers in the spring have self seeded in the front of the house. 'Madame Alfred Carriere' white David Austin roses grow up the house reaching the master bedroom window.

The house and barns are Grade II listed with engraving on a lintel dated 1677. One barn is listed as 'The Stable' in old records and features original cobble stones, large windows and three doors. The other, very large barn has an original threshing floor and is remarkable for its unusual width. Subject to planning these buildings offer enormous potential to create additional accommodation or workspace.



LOCATION

Michaelchurch is a charming village found in the foothills of the Black Mountains in the Golden Valley area of Herefordshire. The village has an active community with a public house and the Michelin guide-celebrated Bull's Head at Craswall, village primary school and is within the catchment for the Ofsted outstanding popular Fairfield High School in Peterchurch. Hay-on-Wye is some 8 miles to the north-west offering a wide range of services. Hay is a popular borders market town known for its abundance of bookshops and annual literary festival held in the spring. The town also offers a wide range of independent shops, boutiques, two dental practices, a medical centre, cafes, restaurants and public houses.

The cathedral city of Hereford is approximately 16 miles away providing a more extensive range of services and facilities and the nearest rail links.



ACCOMMODATION

This beautifully presented Grade II listed farmhouse which was restored using original stone, beams and flagstones, offers generously proportioned and superbly presented accommodation.

The property retains a wealth of character and original features which, coupled with modern conveniences such as underfloor heating, low energy lighting and a well-appointed kitchen offer a fantastic opportunity for contemporary living.

The downstairs accommodation includes a stunning kitchen, sitting room, dining room and utility room with access to a downstairs cloakroom.

On the first floor there are five bedrooms and a study, a family bathroom with roll-top bath, separate shower, wash-hand basin and w.c.







OUTSIDE

The land is partitioned into five main fields and the long driveway leads from the main highway to the parking area. Within the garden area there are former pigsties and a wide variety of lawned areas interspersed with trees and shrubs. The barn which is of rubble stone construction with a corrugated iron roof, retains the original lintels and interior beams and offers huge potential (subject to the necessary planning consents) although it is also useful in its current form.



SERVICES

We are advised that the property is connected to, mains electricity, private water, private drainage and oil-fired central heating. Please note the services or service installations have not been tested.

TENURE

Freehold with vacant possession upon completion.

COUNCIL TAX

Herefordshire County Council Tax Band "F"

VIEWING AND CONTACT DETAILS

Strictly by appointment with the agent only.

Contact Tel: 01497 822522

Office opening hours:

Mon-Fri 9.00am-5.00pm.

Sat 9.00am-12 noon.

Out of hours contact:

Harry Aldrich-Blake 07717 410 757 or

harry@sunderlands.co.uk

MODE OF SALE

Great Cefn Farm is being offered for sale as a whole by Private Treaty.

MONEY LAUNDERING

As a result of anti-money laundering legislation all persons offering for the property should include a copy of the following documentation:

1. Photo ID for example Passport or Driving Licence.
2. Residential ID for example current Utility Bill.

WAYLEAVES EASEMENTS AND 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.

TOWN AND COUNTRY PLANNING

The property is offered subject to any development plans, tree preservation orders, ancient orders, public rights-of-way, town planning schedules or resolutions which may be or may come into force. The purchasers will be deemed to have full knowledge of these and have satisfied themselves as to the effects such matters have on the property.

PLANS, AREAS AND SCHEDULES

These are based on Ordnance Survey and are for reference only. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or misstatement shall not annul a sale or entitle any party to compensation in respect thereof.

BOUNDARIES ROADS AND FENCES

The purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendor nor the Vendors Agents will be responsible for defining the boundaries of ownership thereof.

MISREPRESENTATIONS ACT

(a) The property is sold with all faults and defects (if any), whether in good condition or otherwise and neither the Vendors nor Sunderlands 1862 LLP, the Agents for the Vendors, shall be in any way responsible for such faults and defects, or for any statements contained in the particulars of the property prepared by the said Agents.

(b) The purchaser shall be deemed to acknowledge that he has not entered into a contract in reliance on any of the said statements that he has satisfied himself, as to the contents of each of the said statements by inspection or otherwise, and that no warranty or representation

has been made by the Vendors or the said Agents in relation to, or in connection with the property.

(c) Any error, omission or misstatement in any of the said statements shall not entitle the purchaser to rescind or to be discharged from this contract, nor give either party any cause for action.

(d) All measurements and distances are approximate. The electrical, drainage, water and heating installations have not been tested by the Agents. (The normal enquiry is carried out by the purchaser's Solicitors and the type of inspection undertaken by a purchaser's surveyor have not been carried out by the selling agents for the purchase or preparation of these particulars). Interested perspective purchasers are recommended to obtain an independent survey report on this property.

INCONSISTENCY

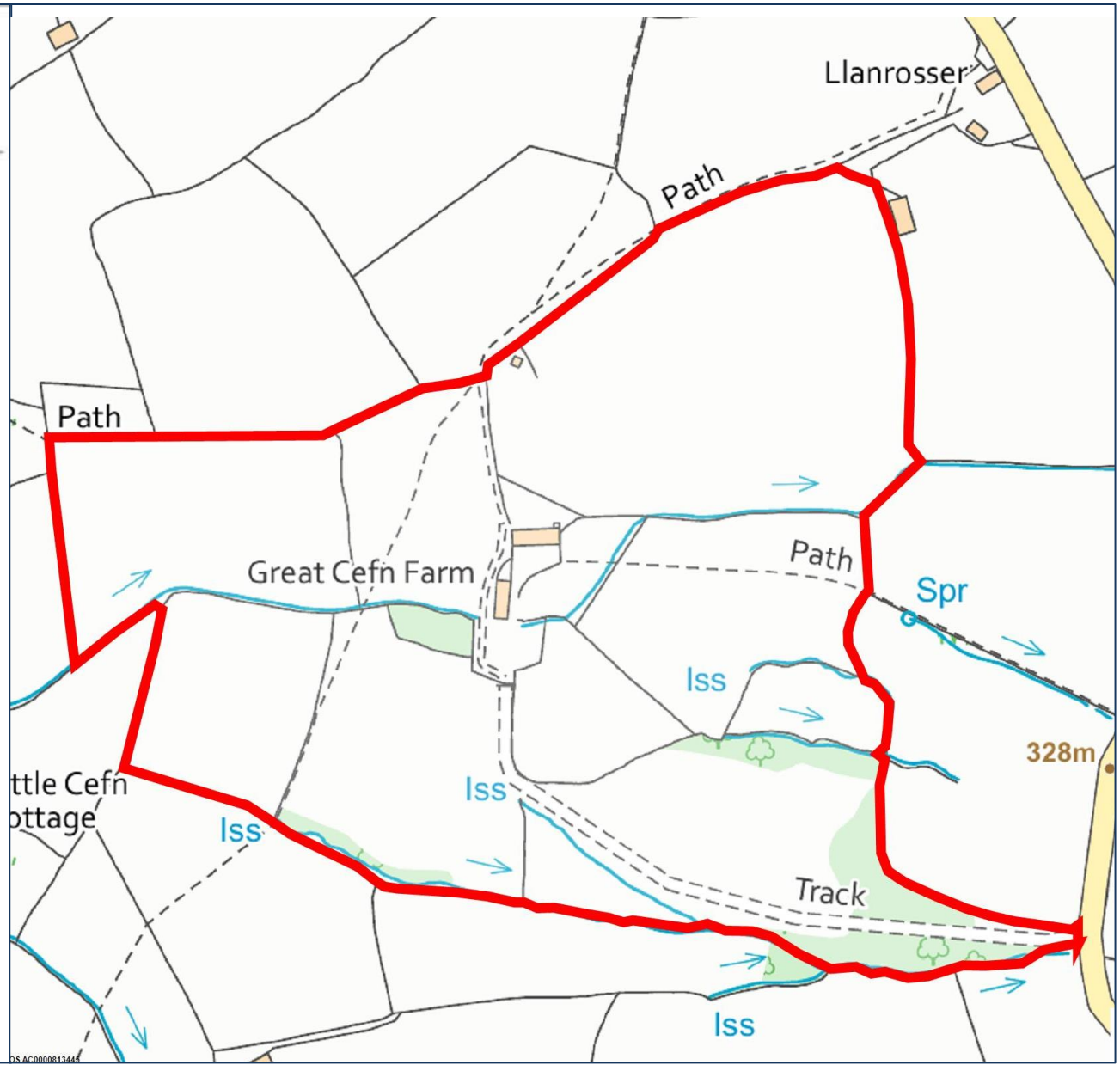
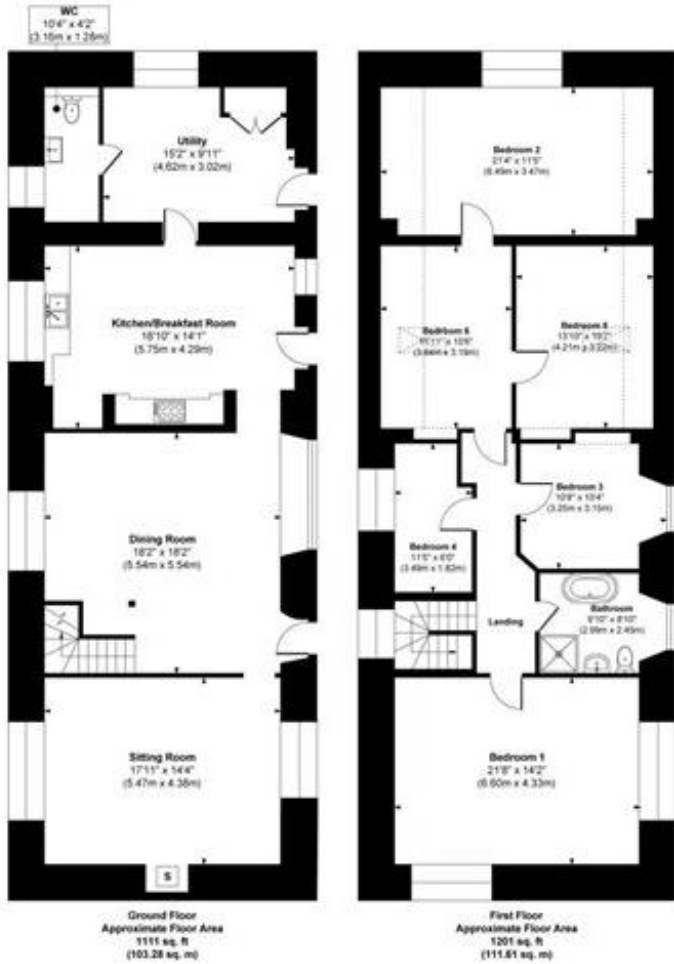
In the event that there is any variance between these particulars and the contract of sale, then the latter shall apply.

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

Great Cefn Farm, HR2 0PT



Approx. Gross Internal Floor Area
Main House = 2312 sq. ft / 214.89 sq. m

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.



