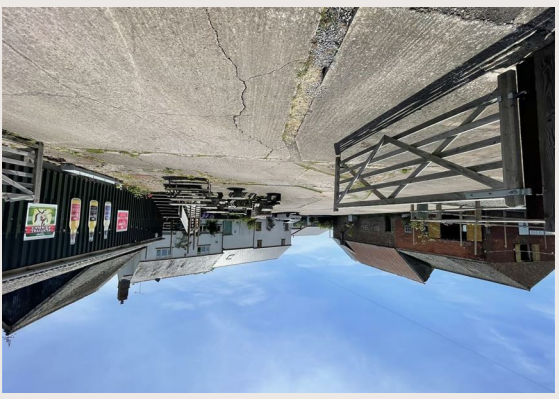
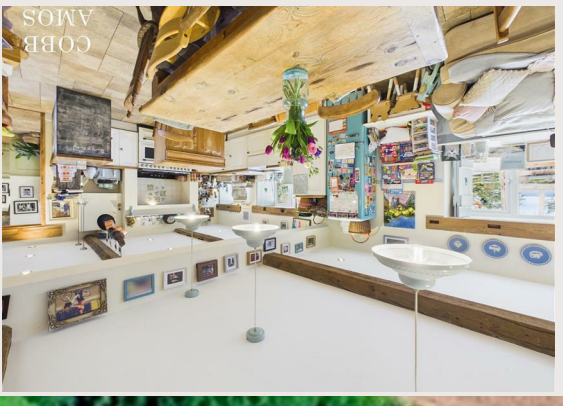
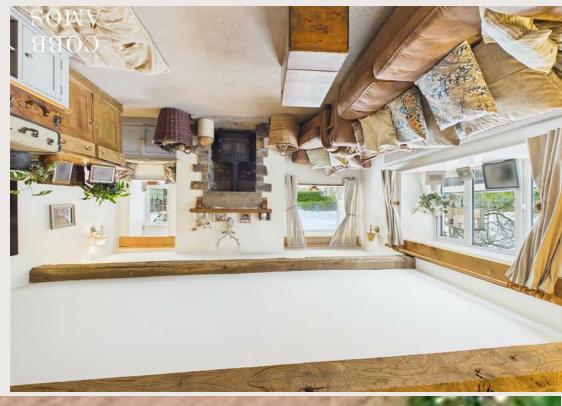






Pen-y-Lan, Pontrilas, Hereford, HR2 0DL
Guide Price £1,500,000

COBB AMOS
SALES | LETTINGS | AUCTIONS
LAND & NEW HOMES

Pen-y-Lan Pontrilas
Hereford

Currently used as a combination of residential, commercial, long term and short term holiday lets, which consists of a Farmhouse, two cottages, an office, two shepherd's huts, glamping site, commercial unit with attached shop and three unconverted barns.
Pen-y-Lan is a superb opportunity to obtain an already successful business with the potential and scope to be expanded on or be utilised in numerous other ways such as - wedding venue with accommodation, farm shop & deli, garage etc
In a wonderful setting with open rural views including Sugar Loaf and Skirrid, the property was previously owned by the Kentchurch Estate and is well positioned for visiting Hereford, Abergavenny and Hay On Wye with local amenities close by in Pontrilas and Ewyas Harold.

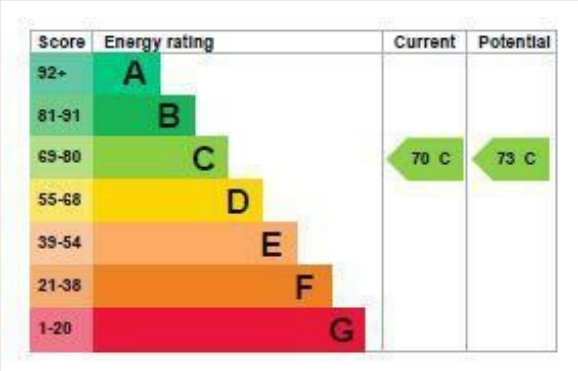
VIEWING IS NECESSARY TO APPRECIATE ALL ON OFFER - CALL 01432 266007 TO ARRANGE

- Mixed residential & commercial use
- Three bedroom farmhouse
- Two bedroom cottage
- 2,400sqft workshop & shop
- Three separate holiday lets
- Terrace of disused barns
- Total plot size of 1.42 acres
- Large camping hard standing
- Farmyard type courtyard
- Far reaching stunning views

Please note that the dimensions stated are taken from internal wall to internal wall.

Material Information

Guide Price £1,500,000
Tenure: Freehold
Local Authority: Herefordshire Council
Council Tax: C
EPC: C (70)
For more material information visit www.cobbamos.com



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Floor Areas
Main dwelling - 1505 ft2
Dabinett Cottage - 1081 ft2
Yarlington Dairy - 468ft2
Office space - 138ft2
Srumpy Hut - 547ft2
Cider Shack - 137ft2
Workshop & shop - 2828ft2
Barns - 1489ft2

Property Descriptions
Penylan (Main Dwelling) - The original farmhouse which has been renovated to a good standard throughout including double glazing throughout but retains many original character features throughout such as exposed wall and ceiling beams, stripped wooden floorboards, wooden latch doors and deep stone wall window sills. In brief the accommodation comprises; entrance hall with WC and utility room, farmhouse style open plan kitchen/dining/sitting room with am LPG range, island unit, Belfast sink and a wood burning stove. The snug with a stone fireplace and inset wood burner and views to the rear and a rear porch/boot room with sink and cupboards. From the kitchen stairs lead up to a landing with doors to all rooms including the bathroom with freestanding bath, three double bedrooms, master with fitted wardrobes and an en-suite shower room.
Dabinett Cottage (Long term let) - Two storey cottage adjoining the main residence and is currently tenanted. In brief the accommodation comprises; entrance lobby, utility room, downstairs shower room, open plan kitchen/dining room and to the first floor is the living room with far reaching views, two bedrooms, one with en-suite.
Yarlington Dairy (Permanent Holiday Let) - A single storey cottage in it's own private garden with patio area and hot tub. Open plan living room and fitted kitchen with patio doors out into the garden, separate bedroom with shower room off.
Scrumpy Hut (Shepherd's Hut) - Set in its own outside area overlooking open fields with a covered terrace featuring an outside bath, patio doors open from the open plan living area and kitchen from which are a separate WC and shower room and to the other side are a bedroom with bunk beds and a double bedroom facing over the views.
Cider Shack (Shepherd's Hut) - In its own private outside space with an outside bath and seating area, There is a bedroom/living room, a kitchen, shower room and a WC.
Office Space - With a window to the front aspect and door into the WC.
Workshop & Shop - Currently used for producing cider, this versatile space has three phase electricity supply and could be utilised in many different ways such as a workshop, warehouse storage, production shed. The main area is open with large doors opening out to the rear and has a pedestrian door leading into what is currently used a shop/bar with a seating terrace at the front.

Gardens & Outside
The total plot size is 1.42 acres and can be accessed from the road via three different entrances - one to the glamping area, one to the main courtyard and one to the shepherd's huts and workshop. The whole site offers stunning rural views across open countryside in several directions.
Gardens - The main dwelling has rear gardens mostly laid to lawn with open fencing at the rear, there are borders and ample parking at the front as well as a pond, allotment and a wildlife area.
Barns - Currently unused, there are 3 barns in a terrace built of brick and stone which offer a huge amount of potential. Planning permission (S111803/F Herefordshire Council) was granted (with conditions) in 2011 for conversion to three residential units. Waste, water and electric are connected.
Camping Area - A hard standing area with its own gated access from the road and from which there are WCs and a shower for guests' use.

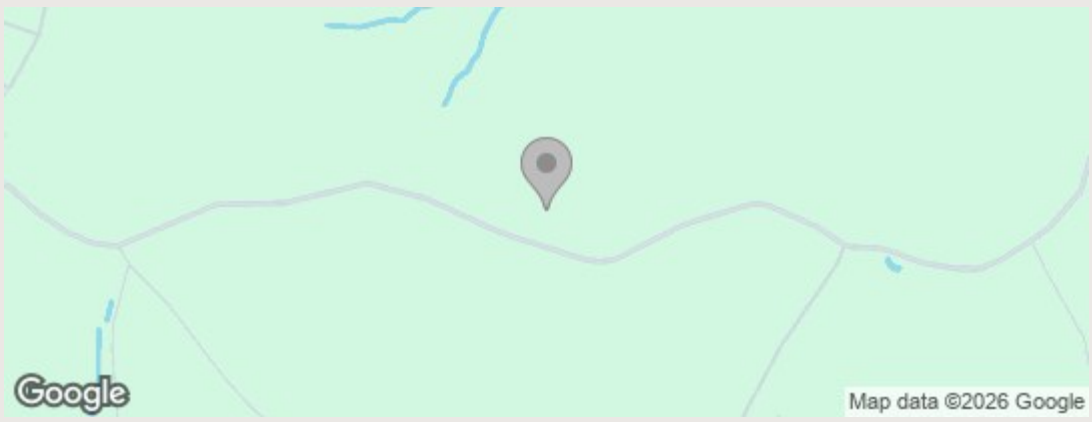
Current Income
Gross turnover for the holiday lets + camping site in 2024/5 was approx £80,000
Current rent for Dabinett Cottage is £1200 pcm

Services
Mains electric, mains water, private drainage (Cesspit), LPG bottles.

Location
Penylan is 1/2 mile from the main A465 just outside Pontrilas a village in south Herefordshire half a mile from the border with Wales and midway between Hereford and Abergavenny. The nearby village of Ewyas Harold has more local amenities including two thriving pubs, a butcher, a fish and chip shop and a Doctor's Surgery. There are many local footpaths and walks including Ewyas Harold Common, Garway Hill or further afield, are the Skirrid, Sugar Loaf and Black Mountains. Other nearby tourist spots include Dore Abbey, Arthur's Stone and Rowlestone Farmhouse Ice Cream.

Broadband
Broadband Download Upload Availability
Standard 16 Mbps 1 Mbps Good
Superfast 30 Mbps 2 Mbps Good
Ultrafast --NA --NA Unlikely
Networks in your area - Openreach

Mobile Phone Coverage
https://www.ofcom.org.uk/mobile-coverage-checker

Anti-Money Laundering Regulations
Buyers Compliance Administration Fee: In accordance with Money Laundering Regulations, Agents are required to carry out due diligence on all Clients to confirm their identity, including eventual buyers of a property. The Agents use electronic verification system to verify Clients' identity. This is not a credit check so will have no effect on credit history though may check details you supply against any particulars on any database to which they have access. By placing an offer on a property you agree that if your offer is accepted, subject to contract, we as Agents for the seller can complete this check for a fee of £75 inc VAT (£62.50 + VAT) per property transaction, non-refundable under any circumstance. A record of the search will be retained by the Agents.

Directions
Leave Hereford on the A465 Abergavenny Road and after approx 10 miles you will arrive at the village of Pontrillas. As the road bends to the left, turn right signposted Rowlestone just before the timber merchants, continue for 1/2 mile where the property is found on the left hand side.
What3words///fidelity.couch.crate