



National  
Trust

## To Let



### **Little Penlan Farmhouse** **£1,600.00 per calendar month**

A recently refurbished, spacious 4-bedroom farmhouse with a well-presented new kitchen. Little Penlan enjoys outstanding, far reaching countryside views in a truly idyllic setting with a large garden and small range of outbuildings.

[www.nationaltrust.org.uk/tenants](http://www.nationaltrust.org.uk/tenants)

[www.nationaltrust.org.uk/rightmove](http://www.nationaltrust.org.uk/rightmove)

Patron: His Majesty The King

Chair: René Olivieri CBE

Director-General: Hilary McGrady

Midlands & East of England Regional Director : Paul Forecast

Registered office: Heelis, Kemble Drive, Swindon, Wiltshire SN2 2NA

Registered charity number 205846

Available: May 2026

**For further information and to arrange a viewing please contact Charlotte White [charlotte.white@nationaltrust.org.uk](mailto:charlotte.white@nationaltrust.org.uk)**

## The Location

Little Penlan Farmhouse is situated on the Welsh border, close to the small village of Brillley, and enjoys far-reaching views across the unspoilt Herefordshire countryside and towards the Black Mountains. The property occupies a peaceful and secluded rural position, offering a strong sense of privacy while remaining accessible.

The historic market town of Kington lies approximately 4 miles to the east and provides a good range of local amenities including shops, schools, cafés and public houses. Hay-on-Wye, renowned for its literary heritage and independent shops, is also within easy reach.

Little Penlan forms part of the National Trust's Brillley Estate, a landscape of high scenic value comprising traditional Welsh border farmhouses, mature woodland and wooded valleys, with a timeless and unspoilt character. Nearby Cwmmau Moors, a designated Site of Special Scientific Interest, offers further opportunities for walking and enjoying the natural environment.

Despite its rural setting, the property is well placed for access to local towns and the wider region, making it an exceptional location for those seeking countryside living in a beautiful and historic setting.

## The National Trust

The National Trust is Europe's leading conservation charity, and is committed to preserving special places for ever, for everyone. The Trust depends on the income it generates from its rental properties, and could not deliver its core objectives without the support of its thousands of tenants and volunteers. National Trust residential tenants receive custodian membership allowing free access to all National Trust properties within England, Wales and Northern Ireland.

## The Property

The property is a Grade II listed timber framed farmhouse, dating back to the 15th Century, with many period features. LPG central heating and single glazing throughout. The accommodation briefly comprises:

<b><u>Ground Floor</u></b>	Original flag stone floor throughout the ground floor.
Entrance Hall	Granting access to snug/office, living room, kitchen and first floor.
Snug/Office	Understairs office/snug. No natural light.
Sitting room	Large sitting room with exposed timber beams, original flagstone floor, a wood-burning stove and plenty of natural light.
Kitchen	Large newly fitted farmhouse style kitchen/diner with wood-burning stove.

Downstairs bathroom	Leading from the kitchen. Bath with shower over, WC and wash-hand basin
Pantry	Leading from kitchen with fitted shelves
Utility	Access from the kitchen or garden, fitted units and worktops as in kitchen, combi LPG boiler. Plumbing for washing machine/tumble drier.
<b><u>First Floor</u></b>	Un-even original timber floorboards throughout
Master Bedroom	Unusual shape with window to the back elevation with far reaching views. Original wooden floors, radiator and beams.
Bedroom 2	Single bedroom with views to the countryside, original floors and beams as above.
Bedroom 3	Double bedroom with radiator, window to the rear elevation, newly carpeted with original features.
Bedroom 4	Single bedroom, wooden floors, window and radiator
Bathroom	Shower cubicle, sink and toilet.
<b><u>Outside</u></b>	
Garden	Private mature garden with far reaching countryside views.
Parking	Parking for three cars.
Range of Outbuildings	The property comes with a selection of outbuildings for ancillary use only.
<b><u>Services</u></b>	<p>Mains water, sewerage treatment plant, mains electricity, LPG.</p> <p>Tenant/s will be responsible for the payment of Utilities.</p> <p>Where forming part of the letting and as set out in the Tenancy agreement, we may recharge a utility supply to a residential property, including the proportional element of any standing charges and VAT if appropriate. Where properties are not connected to mains drainage, we may recharge the proportional costs of emptying the septic tank to the Tenant/s.</p> <p>In line with the Tenant Fees Act 2019, we may also add an administration charge for Water at £5 per annum for a property without a meter and £10 for a property with a meter.</p>
<b><u>Outgoings and Council Tax</u></b>	The tenant is to pay Council Tax, and all other outgoing relating to the property. The property is in Band F for Council Tax (£3,538 per annum).
<b><u>Energy Performance Certificate</u></b>	An EPC has been commissioned and will be available to interested parties. Any works required to bring the property up to the Minimum Energy Efficiency Standards regulations will be carried out and a new EPC provided to the tenant prior to the start of the tenancy.

## The Tenancy

<b><u>Term</u></b>	The property is available to let under an Assured Periodic Tenancy.
<b><u>Rent</u></b>	The prospective tenant is asked to pay £1,600.00 per calendar month. The rent is to be payable by Direct Debit monthly in advance with the first payment being made on the commencement of the tenancy.
<b><u>Rent reviews</u></b>	The National Trust carries out rent reviews of the property in accordance with the Section 13 process.
<b><u>Deposit</u></b>	The Tenant will not be required to pay a deposit or a holding deposit

<u>Insurance</u>	The National Trust will be responsible for insuring the building, but the Tenant will be responsible for insuring the contents.
<u>Repairing Responsibilities</u> (Summary)	<b>The Trust</b> will be responsible for repairs to the structure, exterior of the building, installations for the supply of services, external decoration. <b>The Tenant</b> will be responsible for internal repairs and decoration, garden, fences, drives, the cost of servicing appliances.
<u>Sub Letting</u>	The property shall be occupied as a single private residence only. There will be no right to assign, sub-let or part with possession for the whole or any part of the premises.
<u>Pets</u>	Tenants must seek the landlord's permission for any animals or birds to be kept at the property.

## Viewings and Further Information

<u>Viewings</u>	Viewings strictly by appointment only
<u>Contact</u>	Charlotte White – Rural Surveyor: <a href="mailto:charlotte.white@nationaltrust.org.uk">charlotte.white@nationaltrust.org.uk</a>
<u>GDPR</u>	Our full Privacy Policy can be found online at <a href="https://www.nationaltrust.org.uk/features/privacy-policy">https://www.nationaltrust.org.uk/features/privacy-policy</a>  As a Tenant of the National Trust, we will use your personal information to fulfil our contract with you. This may include, but is not limited to, sending you rental invoices, tenant and landlord correspondence, and contacting you with information about issues or activities relating to your lease. We will not pass your details to third parties except where you have provided explicit consent or where we need to do so in order to fulfil our legal or landlord responsibilities, for example if we need to send your address or contact details to a maintenance contractor so they can carry out repairs, or where we are required to liaise with Council Tax departments or Utilities companies at the beginning or end of a Tenancy.

For further information about being a National Trust tenant, you can visit us online at [www.nationaltrust.org.uk/tenants](http://www.nationaltrust.org.uk/tenants)

## Tenant Fees Act 2019

### National Trust Permitted Payments Schedule - 1<sup>st</sup> June 2019

Permitted Payment	Notes
<b>Deposits</b>	Whilst the receipt of a deposit is a permitted payment under the Tenant Fees Act 2019, for organisational reasons, <b>we do not</b> take deposits or holding deposits for our residential lettings.
<b>The Rent</b>	The agreed rent for the property is a permitted payment and payable as per the terms of the Tenancy.
<b>Utilities (Water, Gas, Electricity, Septic Tank).</b>	Tenant/s will be responsible for the payment of Utilities. Where forming part of the letting and as set out in the Tenancy agreement, we may recharge a utility supply to a residential property, including the proportional element of any standing charges and VAT if appropriate. Where properties are not connected to mains drainage, we may

	<p>recharge the proportional costs of emptying the septic tank to the Tenant/s.</p> <p>In line with the Tenant Fees Act 2019, we may also add an administration charge for Water at £5 per annum for a property without a meter and £10 for a property with a meter.</p>
<b>Council Tax</b>	<p>Tenant/s will be responsible for the payment of council tax.</p> <p>Although these situations are uncommon, we may pay these and recharge these costs to Tenants where appropriate.</p>
<b>Telecoms/Broadband</b>	<p>Tenant/s will be responsible for the installation and payment of their supply of communication costs such as Telecoms and Broadband.</p> <p>The sub-recharging of communications costs such as telephone and broadband are a permitted payment under the Tenant Fees Act 2019, although these situations are uncommon we may recharge these costs to Tenants where appropriate.</p>
<b>Fee for Variation of Tenancy</b>	<p>When requested by the Tenant/s, capped at £50, or reasonable costs incurred if higher as permitted by the Tenant Fees Act 2019.</p>
<b>Early Termination of Tenancy</b>	<p>Where the Tenant/s request the tenancy is terminated early, we may ask the Tenant/s to pay the costs associated with re-advertising the property. The Rent will remain payable until a new Tenancy commences.</p> <p>The costs charged will not exceed the loss or reasonable costs incurred by the Trust.</p>
<b>Default Charges</b>	<p>We may charge interest on late rental payments at the rate set out in Schedule 1, paragraph 4(5) of the Tenant Fees Act 2019</p>