



Little Cwm
Dulas | Hereford | Herefordshire | HR2 0HL

INTRODUCTION

Little Cwm

Little Cwm is a splendid example of a traditional stone-built Herefordshire farmhouse, lovingly extended and maintained by the current owners. The accommodation is generous and versatile, with a sunny farmhouse kitchen-dining room, a spacious living room with exposed timbers, a home office, utility and cloak room to the ground floor. On the first floor are three large double bedrooms, one with en-suite, as well as a family bathroom. The gardens are truly beautiful, full of mature shrubs and trees. There's a vegetable garden and a vineyard as well as stabling and paddocks for equestrian and other uses. In the courtyard there's a large detached double garage and workshop above which is a self-contained apartment that has been used as a holiday let. Little Cwm is situated near the popular village of Ewyas Harold, which is well serviced by a primary school, an excellent GP Surgery, a village post office and store, two pubs and a fish and chip shop. Close by is The Parks Nature Reserve, and Ewyas Harold Common (famous for its butterflies), making this a great area for walkers and nature lovers. The property benefits from a number of economic and eco-friendly features, such as a clean water supply from a private borehole, air-source heat pump, solar PV panels and an electric car charging point. This combination results in low utility bills, as there is an annual feed-in tariff of over £2000.

STEP INSIDE

Little Cwm oozes with character, boasting flexible and sizable rooms with practical modern touches. A wide and welcoming hallway sets the tone, with plenty of space (if desired) for a small additional office or reading area. There's access to a ground floor cloakroom with W.C and wash basin; a large utility room; and a staircase (with cupboard beneath). to the first floor. The heart of the home is undoubtedly the impressive kitchen-dining room, a bright and sociable space perfect for both everyday living and entertaining, with ample room for a large dining table and views over the surrounding grounds and countryside beyond. The kitchen itself is well designed for the keen cook, with plenty of marble work surfaces, cupboards and an Everhot oven. A separate living room offers a cosy yet spacious place to relax in the evenings, rich in period features such as wooden beams, an impressive stone fireplace with woodburning stove and a spiral stone staircase that leads to the largest bedroom. Also on the ground floor there's a practical multi-purpose room leading via steps from the living room. Currently used as a light and airy study, this room has double doors leading out to the sunny patio area. It offers potential as a children's playroom, hobbies space or music room. Upstairs, the property continues to impress with an open landing leading to three substantial double bedrooms, each offering comfortable accommodation and pleasant views. The principal bedroom 1 features an en-suite bathroom with extensive views over the gardens and countryside. Bedroom 2 is an enormous family room with a high vaulted ceiling and an ancient stone staircase. Bedroom 3 faces north west with views over the front garden. There is a large family bathroom serving bedrooms 2 and 3.







SELLER INSIGHT

“ When we first came to Little Cwm, it was the sense of peace and history that completely won us over,’ say the owners. ‘It feels like its own little estate, tucked away down a quiet lane, yet still connected to a friendly local community.’ Located in Dulas in the foothills of the Black Mountains this Grade II listed farmhouse dates back to the sixteenth century, with a later twentieth-century wing added in keeping with the original design. ‘We’ve always loved the character of the house,’ they explain. ‘It’s built from stone with a traditional tiled roof, and we made sure any additions, like the oak windows and doors, respected that heritage.’ More recently, they have embraced greener living with photovoltaic panels, an air-source heat pump and an Everhot stove. ‘Little Cwm is warm and cosy, with low running costs – even the electric car is charged on sunshine.’ The accommodation is arranged over two floors in the main house, with additional flexible living spaces. ‘There are three main bedrooms, plus an annexe room and a separate flat above the garages, which has worked well as a holiday let, but offers great versatility when family visit.’ The gardens and surrounding fields are essential to the character of the property. ‘We are proud of our garden,’ they say. ‘It’s mature, and includes ten varieties of magnolia, as well as a productive vineyard, orchard and vegetable garden.’ Beyond this, five acres of pasture, enough to support two or three ponies, and woodland stretch out from the house, with the Dulas Brook running along the south-west boundary. ‘It’s a haven for wildlife – we regularly see kingfishers, dippers and even otters on the stream.’ For the owners, daily life here has been defined by the surroundings. ‘We love sitting in the kitchen in the winter, with the sun streaming in, or out in the courtyard in summer, surrounded by birdsong,’ they say. ‘There’s always something to enjoy, whether it’s the changing seasons or the sheer abundance of wildlife.’ Despite its tranquil setting, the location remains well connected. ‘We’re just a couple of miles from Ewyas Harold, which has everything you need day to day, and both Hereford and Abergavenny are within easy reach,’ they add. ‘It’s the perfect balance of rural seclusion and convenience.’ ‘We’ll miss the peace and quiet most of all,’ they reflect. ‘And the walks, the views and the simple pleasure of living so close to nature.’* The property enjoys outstanding mature gardens and grounds, with well maintained pathways and steps meandering through beautifully planted beds and borders. There are three sunny patio areas with views of stunning countryside, and fenced paddocks to the east of the house. There is a small vineyard and orchard to the top of the garden, an area of raised vegetable beds, a wildlife pond and a work area hidden behind magnificent topiary yew hedges. The outside buildings include a lovely, spacious traditional greenhouse, as well as a “working” greenhouse. There are potting sheds, garden storage sheds and stabling. There is a double garage with a separate workshop. A separate entrance and staircase lead to a beautifully presented, self-contained studio apartment, which has been a successful holiday rental in recent years. There is a large open plan bedroom and living area, kitchen and wet room. There are two large parking areas, one near the garage, with additional spaces just below the house, There is an additional gated parking area adjacent to the front door. Further grazing and woodland amounting to an additional 14 acres may be available separately”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.













STEP OUTSIDE

Little Cwm

The property enjoys some truly splendid mature gardens and grounds, with pathways and steps meandering through beautifully planted beds and borders, patio areas taking in stunning countryside views and fenced paddocks to the east of the house.

In addition, there is a small vineyard to the top of the garden, an area of raised vegetable beds, a fish pond and a hidden work area.

The selection of outside buildings includes a lovely, spacious traditional greenhouse, potting sheds, garden storage sheds and stabling.

There is a double garage with a separate workshop room, with an external staircase leading up to a beautifully presented self-contained studio apartment above, which has acted as a successful holiday rental in recent years. The apartment offers a large open plan bedroom and living area, kitchen and wet room.

Parking is ample, with a lower parking area by the garage, several additional spaces just below the house, and a gated parking area just above the property.

Further grazing and woodland amounting to an additional 14 acres may be available separately

DIRECTIONS W3W

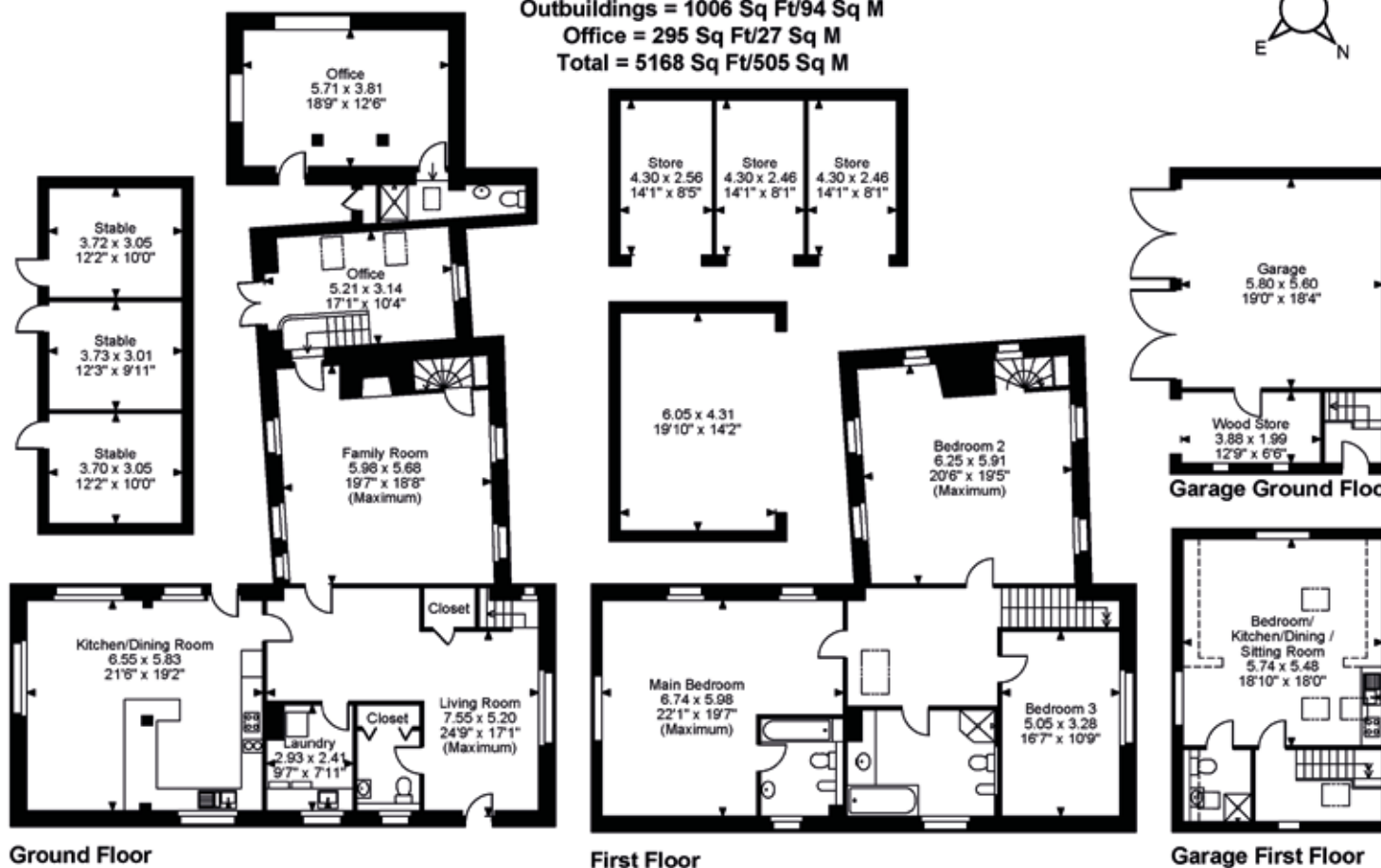
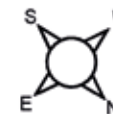
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Little Cwm Dulas, Hereford
Approximate Gross Internal Area
Main House = 3217 Sq Ft/299 Sq M
Garage = 950 Sq Ft/88 Sq M
Outbuildings = 1006 Sq Ft/94 Sq M
Office = 295 Sq Ft/27 Sq M
Total = 5168 Sq Ft/505 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 ☐☐☐ Denotes restricted head height
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Council Tax Band: G
 Tenure: Freehold



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Fine & Country South Herefordshire and Forest of Dean
2 Agincourt Square, Monmouth, NP25 3BT
01989 764141 | ross@fineandcountry.com

