

Little Llanafon Farm

Dorstone, Herefordshire HR3 6AT



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- *Characterful family home with four bedrooms and 3 reception rooms.*
- *Two craft workshops*
- *Two bedroom self contained holiday cottage/ annexe*
- *Useful outbuildings*
- *Set in 5.4 acres intersected by the pretty river Dore.*

**Peterchurch 2.5 miles
Hay on Wye 7 miles
Hereford 14 miles**



INTRODUCTION

The current owners first discovered this charming property in the mid-1990s and immediately recognised its potential. What was then a tired and weathered farmstead has, over the past three decades, been thoughtfully restored and transformed into a truly unique country retreat. An old tractor shed has been reinvented as two characterful craft units, while the former cowshed now forms a generous self-contained annexe—successfully operated for many years as a popular holiday let for visitors drawn to the nearby literary town of Hay-on-Wye.

A selection of modern outbuildings complements the historic setting, including a substantial garage block with facilities for campers and scope for a home office above, alongside a large portal-framed workshop offering excellent storage or workspace for creative pursuits. Enhancing both sustainability and efficiency, the property also benefits from three photovoltaic (PV) arrays with two battery storage systems as well as solar panels providing valuable renewable energy support. The 17th-century farmhouse itself offers over 2,000 sq ft of comfortable living space, rich with period features that enhance its welcoming rural character. Adjacent to the house, a traditional stone barn incorporates a modern utility room and presents exciting potential for further development, allowing future owners to create additional accommodation or lifestyle space to suit their needs.



LOCATION

Dorstone is a quintessential Herefordshire village set in the heart of the beautiful Golden Valley, celebrated for its rolling countryside, rich history and welcoming community. It offers an idyllic rural lifestyle with endless walking trails and breathtaking scenery right on the doorstep, yet remains wonderfully accessible. Just 7.2 miles away lies Hay-on-Wye—an iconic market town famed for its literary heritage, vibrant arts culture and the world-renowned Hay Festival. With its independent bookshops, artisan cafés and creative atmosphere, Hay provides a lively contrast to Dorstone's peaceful charm.

The local road network provides convenient north–south links, with the nearby village of Peterchurch just 2.5 miles to the south, offering a range of everyday amenities including pubs, a village store and well-regarded secondary schooling. The cathedral city of Hereford is approximately a 30-minute drive and provides an extensive selection of shopping, dining and leisure facilities.



ACCOMMODATION

The main door opens into an entrance porch perfect for outdoor clothing and boots, the inner door opening into the welcoming main hall, where exposed beams, an exposed stone wall and a charming bread oven with a 'Chappee' wood burner immediately sets the tone for the character found within the home. A convenient cloakroom is located off the hallway.

From here, the dining room sits straight ahead, featuring wainscoting, dual-aspect windows and the original ceiling hooks—subtle reminders of the property's rich heritage. To the right of the hall, the spacious kitchen enjoys traditional quarry tile flooring, a range of fitted units, a Belfast sink, a Rangemaster cooker and space for white goods. Exposed timbers add rustic charm, while a door provides direct access to the rear garden.

To the left of the entrance hall, a staircase rises to the first floor, while a doorway opens into the inviting living room. This beautifully atmospheric space centres around a large inglenook fireplace with a cobbled hearth, wooden lintel and wood-burning stove, creating a perfect focal point for cosy evenings. Dual-aspect windows fill the room with natural light, one featuring a lovely window seat.

Beyond the living room is a further reception room, currently used as an office, complete with a window seat, an exposed stone fireplace and a wooden lintel.

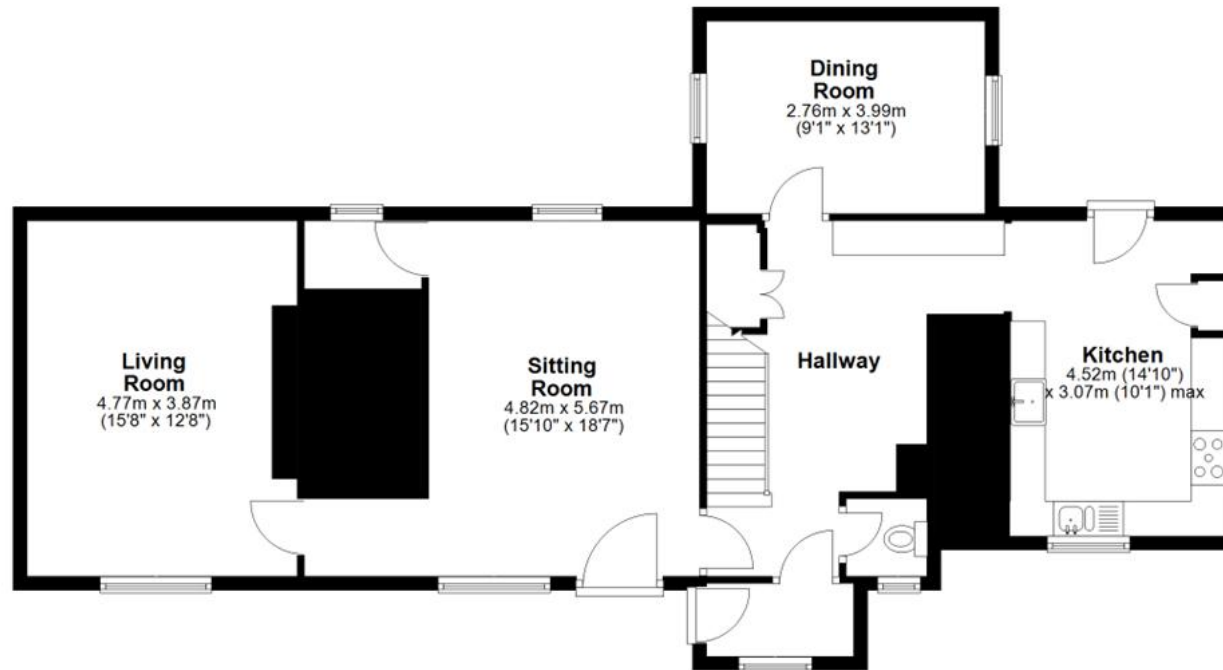
The staircase rises to the first-floor landing. To the right is an inner landing with airing cupboard, a shower room, and "The Granary Bedroom" — a room with its own external stone staircase, offering direct access to the garden and adding

a unique character feature. Along the landing three further bedroom, one with a period fireplace and built in shower. Completing the first floor is the family bathroom, a bright and welcoming room with a window overlooking the garden.

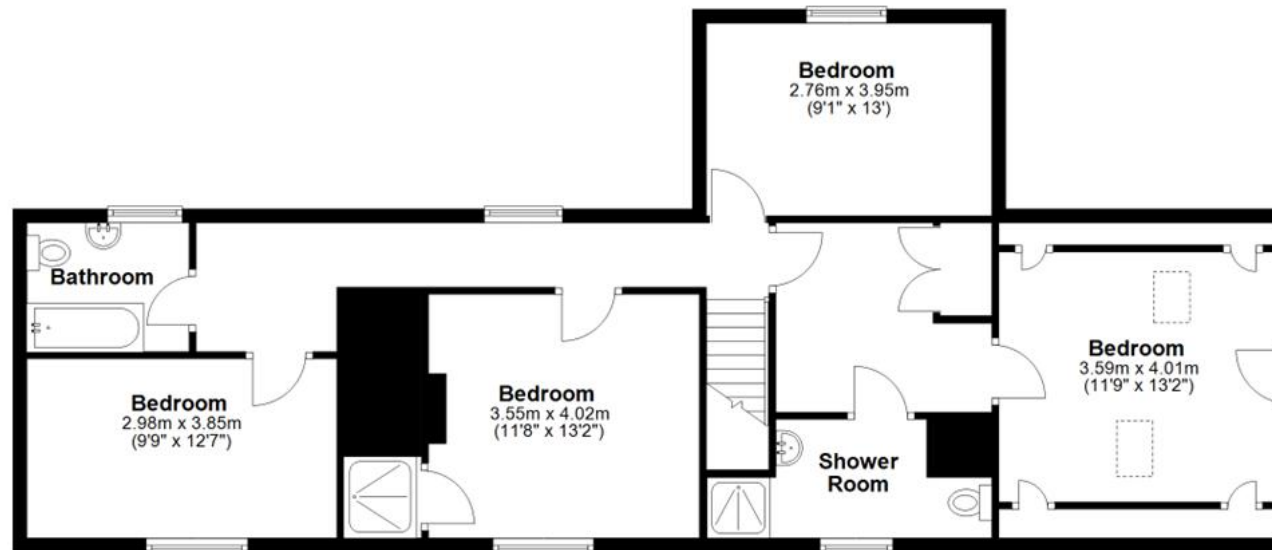




Ground Floor



First Floor



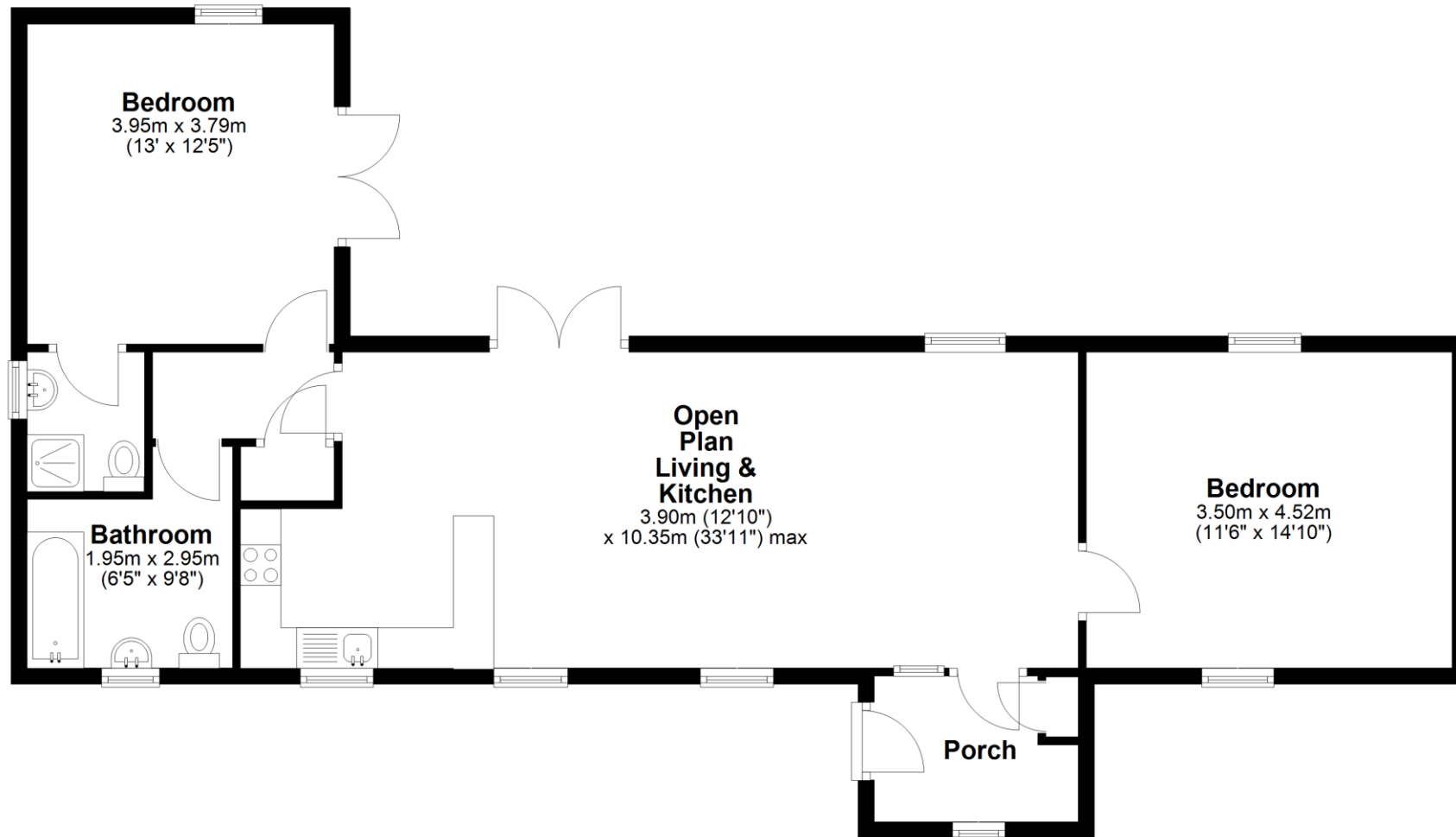
Total area: approx. 189.7 sq. metres (2042.0 sq. feet)

THE OLD BEAST HOUSE (the Annexe)

The annexe offers well-presented and characterful accommodation with its own entrance hall, leading into a bright open-plan living and kitchen area featuring exposed timbers, an exposed stone wall and a 'Jotul' stove. Patio doors provide excellent natural light and access to the outside. There are two bedrooms — one with patio doors — along with a modern shower room. A small courtyard garden to the rear includes a hot tub, creating a private and relaxing outdoor space.



Ground Floor



Total area: approx. 87.0 sq. metres (936.3 sq. feet)

GROUNDS AND OUTBUILDINGS

The property is approached via a gated driveway leading into a generous farmyard-style parking area, complete with an electric vehicle charging point. Immediately to the right stands a beautifully re-roofed stone barn, which benefits from planning consent for conversion into a holiday let, presenting an excellent opportunity for future income (subject to the necessary permissions). Attached to the barn is a useful utility/freezer room.

Further down the yard, on the left, are two well-proportioned craft units, each with sinks and storerooms—ideal for creative pursuits or small business use. One is currently let on commercial terms although the tenant is happy to vacate if the purchaser does not wish to continue. Beyond the craft units sits the double garage, offering parking for two vehicles and a second electric charging point. A side door from the garage leads into shower and toilet facilities, together with a workshop area, and a staircase rises to an additional multi-purpose room above.

A short distance from the annexe is a modern steel portal barn, constructed in 2020, (13.7m x 9.5m) featuring roller shutters and double doors, providing excellent storage or workshop space plus a substantial wood store (9.5m x 5m).

At the lower end of the yard lies the entrance to the long-established caravan site, equipped with electric hook-ups and bordered by mature trees and hedges. The re-use of the site would be subject to the new owner obtaining the appropriate licenses. The site extends into a wildflower meadow, through which the River Dore gently flows. A small parcel of land with mature trees lies on the opposite bank, adding to the property's natural charm.

In total, the property extends to approximately **five acres**, including a productive orchard and ample outdoor space offering further potential for leisure, lifestyle opportunities or future development or simply for use for equestrian purposes or as a smallholding.





SERVICES

The property is connected to mains electricity. Private drainage, borehole water supply plus additional rights to a spring supply. The property benefits from 3 PV solar panel arrays generating electricity, 2 with batteries; and Solar thermal panels providing hot water.

The Farmhouse has an air source heat pump for heating whilst the annexe/ cottage benefits an oil fired central heating system. Please note that the services or service installations have not been tested.

TENURE

Freehold with vacant possession upon completion.

COUNCIL TAX

Herefordshire Council Band "F"

VIEWING AND CONTACT DETAILS

Strictly by appointment with the agent only.

Contact Tel: 01474 822522

Office opening hours:

Mon-Fri 9.00am-5.00pm.

Sat 9.00am-12 noon.

DARREN THOMAS out of hours - 07984384687
d.thomas@sunderlands.co.uk

ANTI MONEY LAUNDERING CHECKS

The successful purchaser/s will be required to provide sufficient identification to verify their identity in compliance with the Money Laundering Regulations. Please note that a small fee of £15 + VAT per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

MOBILE AND INTERNET

Please refer to Ofcom by using the following link:
www.checker.ofcom.org.uk.

DIRECTIONS

What3words: ///deodorant.limitless.likely
The property can be found alongside the B4348 just 2.5 miles north-west of Peterchurch.

NOTES

Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

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