



Holters

Local Agent, National Exposure

Cefnhir Gladestry, Kington, HR5 3NT

Offers in the region of £650,000



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A hidden gem on the Welsh border! Occupying an enviable elevated position with breathtaking panoramic views, this beautifully restored 17th Century former farmhouse sits within approx. 7 acres of gardens, grounds and pastureland. With no near neighbours, a detached outbuilding, studio and character in an abundance, Cefnhir offers the rural lifestyle many only dream of!

- Detached 17th Century, Former Farmhouse
- Character Features Throughout
- The Most Incredibly Panoramic Views
- Surrounded by Countryside & Hill Land
- Set Within Approx. 7 Acres
- Fully Refurbished to a High Standard
- Sizable, Detached Out-Building/Stable Block
- 4/5 Double Bedrooms
- 3 Reception Rooms
- No Near Neighbours

The Property

If ever there was a property which was more about the lifestyle it offers than the stone, timber and mortar it has been built with, then this is it! While Cefnhir itself is a beautifully presented, detached former farmhouse, it is the elevated and wonderfully secluded position, the breathtaking panoramic views, the surrounding countryside and the approximately 7 acres of gardens, grounds and pastureland which will truly capture your imagination. A million miles from the hustle and bustle of modern life, with no near neighbours and rolling hills stretching across Mid Wales and neighbouring Herefordshire as far as the eye can see, Cefnhir offers a rare opportunity to enjoy complete tranquillity within one of the most spectacular settings the local area has to offer. Whether your dream is to enjoy a more self-sufficient way of life, keep a few animals, work from home surrounded by nature or simply wake each morning to some of the finest scenery the Welsh Borders has to offer, Cefnhir could allow that dream to become a reality.

Believed to date back to the 17th Century and once positioned alongside a historic drovers track, Cefnhir is a characterful and historic home which has been sympathetically improved and lovingly maintained by the current owners since their purchase in 2016. A considerable programme of works has been carried out during their ownership including the installation of a new borehole, a full electrical re-wire, replacement central heating connected to fully owned thermal roof solar panels and a wood-fired boiler, extensive re-plastering using traditional lime plaster, the installation of oak framed double glazed windows and doors and the conversion of both the former granary and attic spaces to create additional accommodation. More recently, an impressive oak framed reception room together with a downstairs shower room and W.C was added in 2020, further enhancing what was already a wonderful country home.

Positioned in a glorious borderland setting within Wales, Cefnhir enjoys the best of both worlds, surrounded by breathtaking countryside whilst remaining within reach of a host of everyday amenities. The popular market town of Kington lies approximately 6 miles away and offers a wide range of facilities, independent shops, cafés, public houses and schooling, while the world-renowned town of Hay-on-Wye, famous for its annual literary festival and abundance of bookshops, is approximately 10 miles distant. Closer to home, the village of Gladestry itself benefits from a public house and primary school.

Inside, the property offers versatile accommodation arranged over three floors and retains an abundance of original character throughout. Features include exposed timbers, exposed stonework, flagstone flooring, timber floorboards, a useful cellar, a traditional bread oven and an impressive inglenook fireplace which serves as a reminder of the property's rich history. At the heart of the home is the welcoming living room, a wonderfully atmospheric space ideal for relaxing throughout the year, while the adjoining dining room and farmhouse-style kitchen create a practical and sociable arrangement for everyday family life.

The oak framed reception room is undoubtedly one of the property's many standout features. Added in 2020, this wonderfully versatile space is flooded with natural light and could fulfil a variety of purposes depending upon a purchaser's requirements. Currently utilised as an additional reception room, it could equally serve as a hobbies room, study or even a private sitting area for guests occupying Bedroom Five, owing to its own independent rear entrance. Complemented by a shower room and W.C, the space offers excellent flexibility for those seeking multi-generational living, guest accommodation or simply additional reception space within the home.

The first floor provides two double bedrooms together with a family bathroom. The former granary has been skilfully converted to create a superb fifth bedroom or studio space and benefits from its own independent external entrance and mezzanine floor, making it ideal for guests, older children, home working, creative pursuits or potential ancillary accommodation. On the upper floor, the attic conversion has created a further double bedroom and an additional room currently utilised as a study and lounge, although equally suited to a variety of alternative uses depending upon a purchaser's requirements. Throughout the accommodation, many of the rooms enjoy far-reaching views across the surrounding countryside, ensuring the property's remarkable setting remains a constant feature of daily life.

Outside, Cefnhir continues to impress. Approached via a private track and surrounded by open countryside, the gardens and grounds extend to approximately 7 acres and have been thoughtfully maintained to create a wonderful balance between practicality and enjoyment. Formal gardens surround the house and include a variety of mature planting, lawned areas and seating spaces perfectly positioned to take advantage of the spectacular views. Beyond lies a field extending to approximately 6 acres, complete with a useful storage shed and ideal for grazing sheep, ponies or other livestock, while the grazing rights attached to the property provide access to adjoining hill land, further enhancing the opportunities available to those with smallholding or equestrian interests, including direct access onto a bridleway.

A substantial detached outbuilding constructed in 2020 provides exceptional versatility and is currently utilised as a workshop and storage facility. Designed with stabling in mind, the building could easily be adapted into a stable block should a purchaser wish to make use of the surrounding land for equestrian purposes. Installed with power and lighting and accompanied by a sizeable hardstanding area to the front, it offers excellent space for machinery, vehicles, hobbies, livestock or a variety of home-run business uses. In addition, a detached studio/home office installed with power and lighting provides an ideal environment for remote working, creative projects or simply somewhere peaceful to escape and enjoy the surrounding views.

Offering the tranquillity so many of us desire, Cefnhir is a property where the setting is every bit as impressive as the

home itself. With no near neighbours, uninterrupted countryside in every direction and some of the most captivating panoramic views imaginable, this is a place where life naturally slows down and the beauty of the landscape takes centre stage. For those seeking privacy, character, land and an exceptional rural lifestyle within a truly breathtaking location, Cefnhir is a rare and exciting opportunity.

The Location

Gladestry is a delightful village offering a welcoming community spirit located close to the Welsh/English border and is positioned approximately 6 miles from the market town of Kington and approximately 10 miles from the popular town of Hay-on-Wye. The village is popular for nature enthusiasts and those of an active disposition by being situated on the Offa's Dyke footpath and is surrounded by gorgeous countryside. The community focuses around the village hall, historic Church and local Pub. There is also a well regarded Primary School located on the edge of the village,

Hay-on-Wye is a popular market town located within the Brecon Beacons National Park and known world-wide as the "town of books". Hay-on-Wye offers a vast selection of independent shops, public houses, cafes and restaurants and is famous for its literary festival held annually in May. Hay-on-Wye's location within the Brecon Beacons and closeness to the Black Mountains provides opportunities for a wide range of recreational activities.

Closer to home, the market town of Kington has a wide range of recreational and educational facilities and possesses a most attractive riverside recreation ground which houses the town's cricket club and is the venue for many local outdoor events. Educational facilities in the town are very good and include pre-school nurseries, a primary school and a recommended high school, Lady Hawkins. There are a variety of sports clubs, gymnasiums and health spas within the town ideal for those of an active disposition, while Kington Golf Club's course on Bradnor Hill is said to be the highest in England.

Services

We are informed the property is connected to mains Electricity. Private water & drainage.

Heating

Wood-fired fired central heating and thermal solar panels.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Powys County Council - Band F.

Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 7-14MB. Interested parties are advised to make their own enquiries. We understand the owners get a much faster broadband speed using a satellite.

Nearest Towns/Cities

Kington Approximately 6 miles



Hay-on-Wye - Approximately 10 miles
 Presteigne - Approximately 11 miles
 Knighton - Approximately - 18 miles
 Leominster - Approximately - 20 miles
 Builth Wells - Approximately - 20 miles
 Llandrindod Wells - Approximately - 22 miles
 Hereford - Approximately - 25 miles
 Ludlow - Approximately - 28 miles

Agents Note

A bridleway passes through the property.

What3words

///prevented.lamps.amphibian

Referral Fees

Holters routinely refers vendors and purchasers to providers of conveyancing and financial services. Please see our website for more information.

Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering (AML) checks on all prospective purchasers verifying the customer's identity using biometric identification checks, which includes facial recognition. A company called Creditsafe Business Solutions Ltd provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

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Consumer protection from unfair trading regulations 2008 - Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.



TOTAL FLOOR AREA: 2783 sq.ft. (258.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	37	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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