

UPPER HOUSE FARM & SPA

CRASWALL, HEREFORDSHIRE



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CRASWALL, HEREFORDSHIRE, HR2 0PN

Hay-on-Wye 7.5 miles | Hereford 16.5 miles | Brecon 24 miles | Ross-on-Wye 25 miles | Gloucester 40 miles

An exceptional opportunity to acquire a diversified farm extending to just under 50 acres, comprising a substantial detached farmhouse, two beautifully converted holiday cottages, a spa, a dedicated music room, and productive land. Upper House enjoys an outstanding location for outdoor enthusiasts, with the Black Mountains, the Brecon Beacons National Park, and Offa's Dyke Path all accessible directly from the doorstep.

UPPER HOUSE FARMHOUSE

Substantial Detached Stone Farmhouse | 4 Double Ensuite Bedrooms | Perfect marriage of rustic architecture and refined elegance | Soft pastel tones and generous natural light | Potential for division for additional holiday let if desired, subject to planning

HOLIDAY COTTAGES, SPA & MUSIC ROOM

Two well appointed self-catering holiday stone cottages | Spa with Sauna
Partly sound-proofed music room suitable for a variety of uses

LAND

Around 39 acres of Grassland | Additional Common Grazing Rights
Around 7.34 acres of Establish Woodland & New Plantations | Remainder dwellings and formal gardens

IN ALL ABOUT 49.4 ACRES (20 HECTARES)

GUIDE PRICE: £1,650,000





Location

Upper House is a walker's paradise with the Black Mountains, the Brecon Beacons National Park and Offa's Dyke Path, all on your doorstep. The property commands an exceptional elevated position on Black Hill in West Herefordshire, with sweeping views across unspoilt countryside.

Despite its idyllic rural setting, the property enjoys excellent accessibility and connectivity. Hay-on-Wye, famed worldwide for its Literary Festival, is a short drive and offers a strong selection of independent shops and everyday amenities. The Cathedral city of Hereford is

located to the north and provides retail and leisure facilities alongside a thriving cultural scene centred around The Courtyard. Hereford's historic core is home to an increasing number of acclaimed restaurants. There is an excellent choice of public and private schools in Monmouth, Hereford, Malvern, Cheltenham and Worcester.

The property is well positioned for regional and national travel, with rail services from Hereford and Abergavenny, and international airports at Bristol, Birmingham and Cardiff. The M50 and M5 provide swift access to the national motorway network, with London reachable in just over three hours.



Upper House Farmhouse

Upper House is a beautifully composed country residence where original character meets contemporary craftsmanship. Approached via a private drive with generous parking, the house occupies an elevated position at the centre of the property, overlooking the holiday cottages and formal gardens and enjoying panoramic views across rolling countryside.

Inside, the interiors are finished to an exceptional standard. Pastel tones, exposed beams, natural stone and oak floors, and bespoke joinery create a warm, elegant aesthetic throughout. At the heart of the home lies the open-plan kitchen and breakfast room, fitted with bespoke cabinetry and designed for both relaxed living and effortless entertaining.

The magnificent drawing room provides a dramatic focal point, with its full-height ceiling, mezzanine library, flagstone floor and large log-burning stove, all bathed in natural light. Stone steps lead to a hidden lower-ground suite, where the fourth bedroom benefits from its own en suite bathroom. Three further double bedrooms, each en-suite, continue the same exceptional level of design and finish found throughout the reception rooms and shared spaces.



The farmhouse accommodation briefly comprises:

Front Hallway

Impressive light entrance hall painted stone walls and natural flagstone floor leading to sitting room, kitchen and separate bedroom suite.

Sitting Room & Mezzanine Library

A magnificent, light-filled drawing room showcasing the perfect marriage of rustic architecture and refined elegance. Full-height ceilings with exposed beams rise above a striking mezzanine library, while a flagstone floor and a large wood-burning stove anchor the space with warmth and character. Thoughtfully curated furnishings and rich textiles create an inviting yet sophisticated atmosphere, ideal for both relaxed living and impressive entertaining. With two sets of French doors inviting you into the garden.

Internal Hallway

Leading to the ground floor bathroom, with built-in cupboards and stairwell to Bedroom 3.

Bathroom

Beautifully finished bathroom with double-sided bath, low flush toilet, walk-in shower and LED mirrors above the wash hand basin with a flagstone floor, towel rail and tiled walls.

Kitchen / Dining Room

The open-plan kitchen and breakfast room forms the welcoming heart of the home. Movable kitchen island, space for range cooker. Large stone fireplace housing woodburner. Contemporary cabinetry, quality appliances and bespoke joinery sit harmoniously alongside natural stone and oak finishes. Fresh white tones and generous natural light enhance the sense of calm, while the adjoining dining area offers an elegant setting for everyday meals or more formal gatherings. This is a space designed for both effortless living and stylish hosting. Door through to separate boot room and utility, with exposed beams.

Boot Room

With flagstone floor, butler sink and unit, separate cloakroom and utility.

WC
with a flagstone floor, low flush toilet and corner wall hung wash hand basin.

Utility

With plumbing for washing and drying machines and a flagstone floor.



Craswall, Hereford, HR2

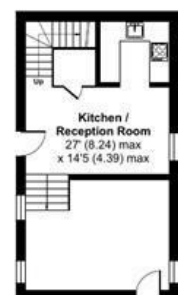
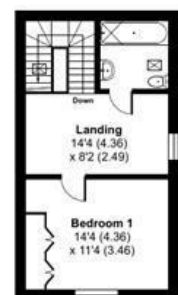
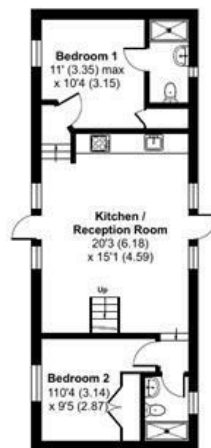
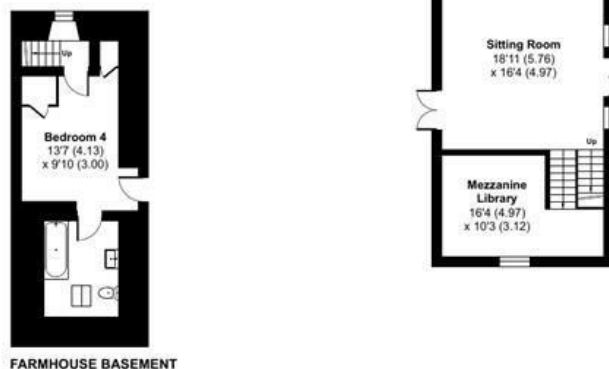
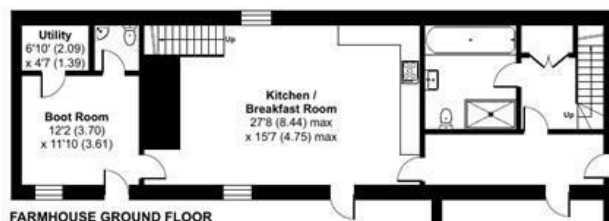
Upper House Farmhouse = 2669 sq ft / 247.9 sq m

Black Hill Barn = 786 sq ft / 73 sq m

Star Light Barn = 778 sq ft / 72.2 sq m

Total = 4233 sq ft / 393.2 sq m

For identification only - Not to scale



First Floor

Master Bedroom

Substantial double bedroom with dual aspect windows, large ensuite with his and hers wash hand basin, bidet, walk in shower, oak floor and inbuilt wardrobes. Windows overlooking the front garden.

Bedroom 2

Double bedroom with ensuite shower room and inbuilt storage with far-reaching views over the front garden. Dual aspect windows, ensuite bath with shower over, wash hand basin, low flush toilet and towel rail. Skylight and exposed beams.

Bedroom 3

An oak staircase leads to large double bedroom with French doors onto private decking area. The bedroom benefits from a private staircase leading down to separate bathroom and internal hallway, dual aspect views with built in wardrobes.

Stone steps lead down to:

Bedroom 4

Accessed via separate stone steps leading down from the sitting room this double bedroom enjoys its own ensuite bathroom, external separate door to garden. Ensuite bath with shower over, wash hand basin, low flush toilet, heated towel rail and skylight.

Farmhouse Grounds

The farmhouse is enveloped by beautifully landscaped gardens that create an immediate sense of calm and seclusion. Sweeping lawns fall gently away from the house, framed by a series of sculpted topiary, neatly clipped hedging and thoughtfully positioned specimen trees. A combination of formal structure and soft planting provides year-round interest, with shaped evergreens, seasonal borders and mature trees adding depth and texture.

Stone terraces offer elegant spaces for outdoor dining and entertaining, each positioned to capture the best of the sunlight and the far-reaching rural views. The gardens transition seamlessly into the surrounding countryside, with rolling fields and wooded hills forming a picturesque backdrop. The result is a wonderfully private and impeccably maintained setting that complements the character of the property and enhances its sense of place.





Holiday Cottage Business

The holiday business was established in 2010 by a former owner, who converted the historic Black Hill Barn and Starlight Cottage into high-quality holiday accommodation and created the terraced garden to the front of the property. As an art historian and architectural conservator, the former owner commissioned specialist craftsmen and ensured that only sympathetic materials—such as oak, original flagstones, lime-wash pigments, and reclaimed slates - were used throughout the restoration, preserving the character and integrity of the buildings. A spa facility was later added to further enhance the appeal and functionality of the complex.

The current owners acquired the farm in 2021 and have continued to develop the enterprise, investing in improvements that support its growth as a successful holiday business. Recent additions include a partly sound-proofed, self-contained music room, along with a fully fenced front paddock designed to meet increasing demand from guests travelling with dogs.

<https://upperhouseandspa.co.uk/>

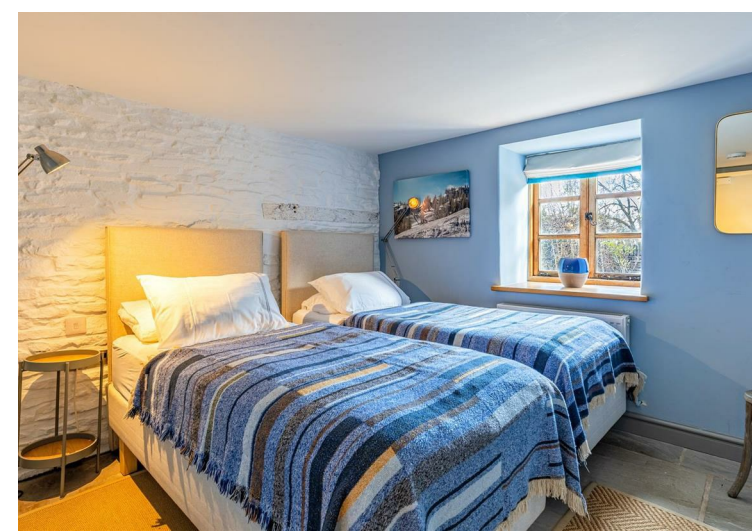
Black Hill Barn

Black Hill Barn offers two en-suite bedrooms, a mezzanine sitting room and an open-plan kitchen and breakfast area, providing generous and flexible living space.

Starlight Cottage

Starlight Barn includes a kitchen and breakfast room, a comfortable sitting room and a master bedroom served by a separate bathroom.





Outbuildings

Adjacent to Black Hill Barn and Starlight Cottage is a beautifully finished spa building, designed to take full advantage of the spectacular views. It includes a sauna, shower room and a tranquil relaxation space with large picture windows, creating a serene retreat within the grounds. The clean, crisp interior mirrors the high standard found throughout the rest of the estate.

The nearby barn has been partly soundproofed for a music room and would be a flexible creative space once finished.

Additional outbuildings include a timber-built summer house and a selection of traditional stone stores, offering excellent storage and versatility.

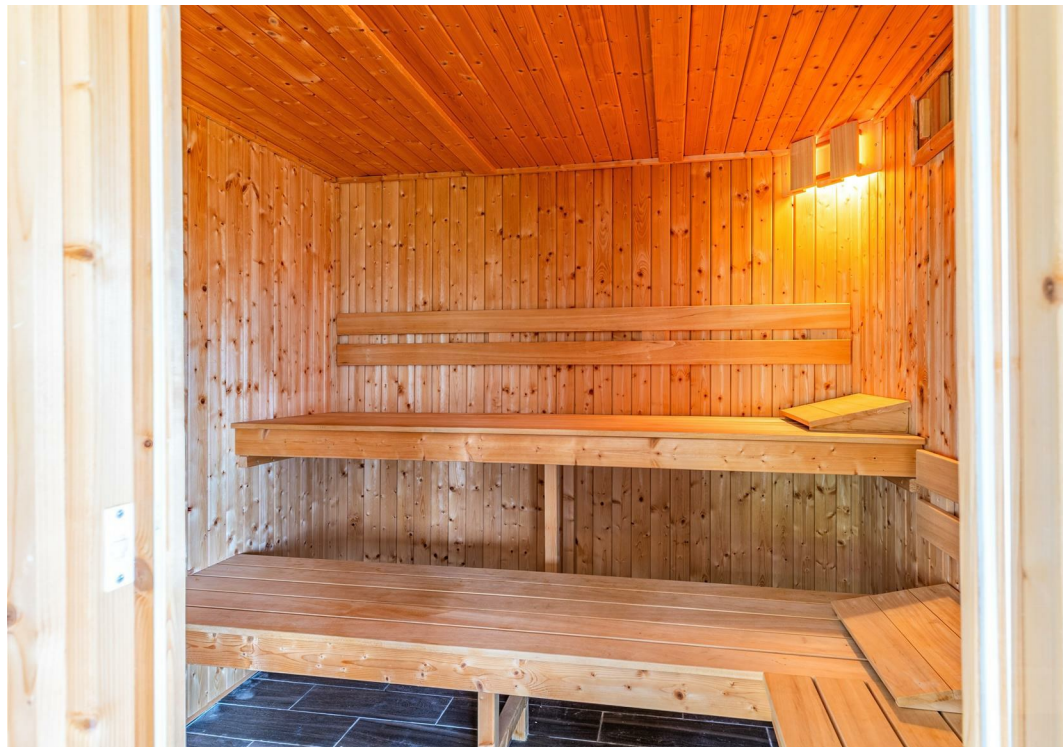
Fixtures and Fittings

We understand the sale includes the holiday cottage fixtures, fittings and chattels except some paintings which are specifically excluded from the sale.

Council Tax

Band H.





Business Rates

We understand the holiday cottages have a Rateable Value of £4,800 from 1st April 2026. This is currently under the Rural Rate Relief meaning no business rates may be payable.

EPC Ratings

Upper House C

Starlight Cottage C

Black Hill Barn C

Land

The farm extends in total to around 49.43 acres of which around 39 acres is grassland divided into three main blocks. The front paddock has been stockproof fenced to allow secure dog walks for holiday cottage guests. This field would also suit agricultural or equestrian interests. The land above the farmhouse to the east is divided by the Mountain Road which provides vehicular access to the fields.

The land is divided into conveniently sized paddocks with established woodland shelter belts and natural water sources from the Black Hill. The boundary fences have mostly been replaced by the current Vendors over the last two years.

Common Grazing Rights

We understand the property benefits from grazing rights on part of The Black Mountains (CL0044) for up to 68 sheep. We understand these rights will be apportioned on sale.

Local Authority

Herefordshire Council.

Services

The farmhouse benefits from oil-fired central heating and underfloor heating to the southern wing. All of the properties are served by a private water supply with UV filter and private drainage. The cottages benefit from gas-fired central heating. We understand the property has fibre-optic connection and speeds of over 900mbps.

Wayleaves, Rights of Way and Easements

The property is sold subject to and with the benefit of all wayleaves, easements and rights of way, whether or not they are mentioned in these particulars. We understand there are no public footpaths crossing the land but there is a potential bridleway which has been disputed by the current Vendors. The mountain road which divides the western blocks is a public bridleway enabling easy safe access onto miles of off-road hacking.

Misrepresentation Act

(a) The property is sold with all faults and defects (if any), whether in good condition or otherwise and neither the Vendors nor Sunderlands 1862 LLP, the Agents for the Vendors, shall be in any way responsible for such faults and defects, or for any statements contained in the particulars of the property prepared by the said Agents. (b) The purchaser shall be deemed to acknowledge that he has not entered into a contract in reliance on any of the said statements that he has satisfied himself, as to the contents of each of the said statements by inspection or otherwise, and that no warranty or representation has been made by the Vendors or the said Agents in relation to, or in connection with the property. (c) Any error, omission or misstatement in any of the said statements shall not entitle the purchaser to rescind or to be discharged from this contract, nor give either party any cause for action. (d) All measurements and distances are approximate. The electrical, drainage, water and heating installations have not been tested by the Agents. (The normal enquiry is carried out by the purchaser's Solicitors and the type of inspection undertaken by a purchaser's surveyor have not been carried out by the selling agents for the purchase or preparation of these particulars). Interested prospective purchasers are recommended to obtain an independent survey report on this property.

Inconsistency

In the event that there is any variance between these particulars and the contract of sale, then the latter shall apply.

Important Notice

These particulars are set out as a guide only. They are intended to give a fair description of the property but may not be relied upon as a statement or a representation of facts. These particulars are produced in good faith and are inevitably subjective and do not form part of any contract. No persons in the employment of Sunderlands 1862 LLP has any authority to make or give any representation or warranty whatsoever in relation to this property. HEAD OFFICE: Offa House, St Peters Square, Hereford, Herefordshire, HR1 2PQ

Town and Country Planning

The property is offered subject to any development plans, tree preservation orders, ancient orders, public rights-of-way, town planning schedules or resolutions which may be or may come into force. The purchasers will be deemed to have full knowledge of these and have satisfied themselves as to the effects such matters have on the property.

Plans, Areas, and Schedules

These are based on Ordnance Survey and are for reference only. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or misstatement shall not annul a sale or entitle any party to compensation in respect thereof.



Viewings

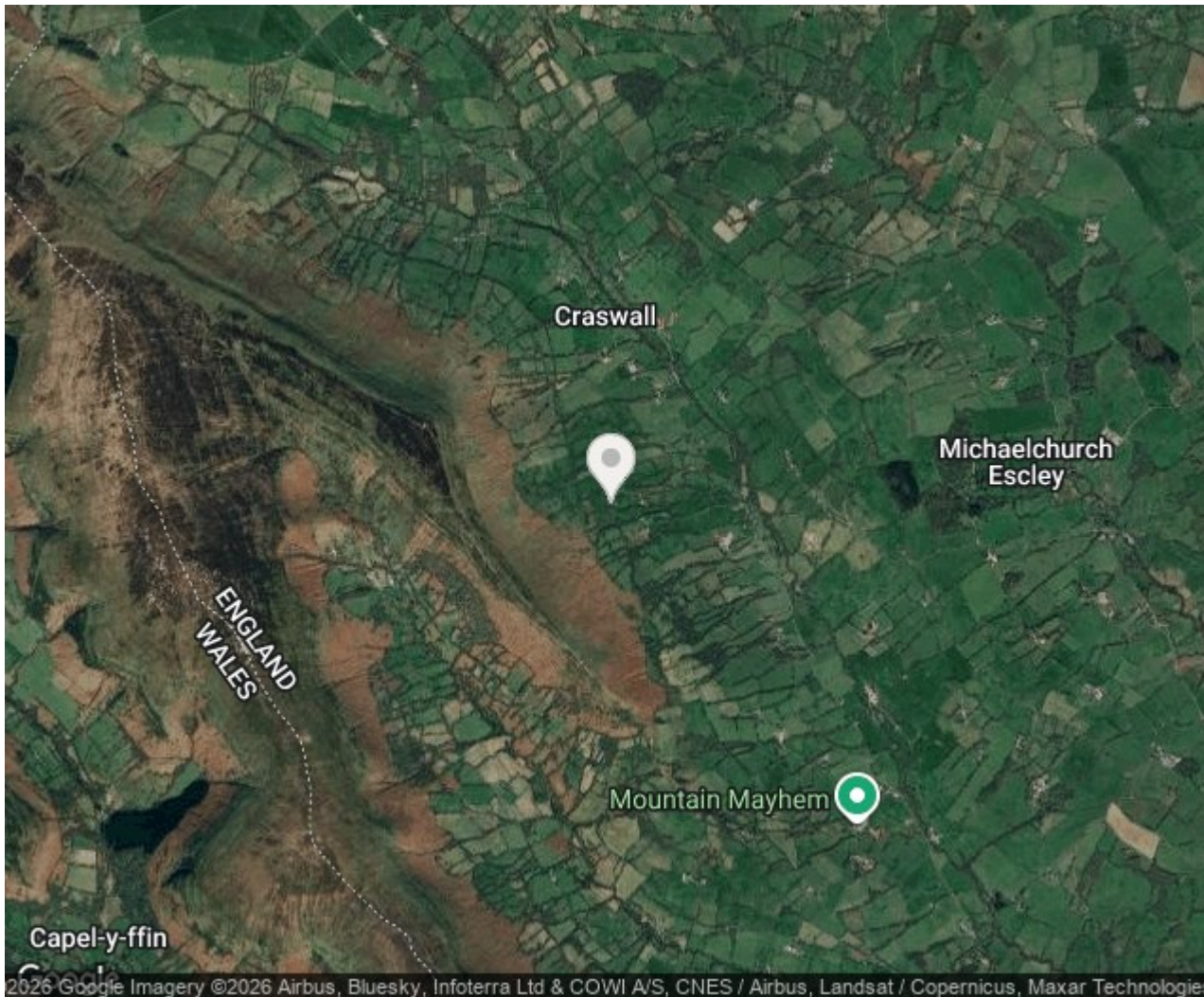
Strictly through the agent, Katie Bufton
k.bufton@sunderlands.co.uk
01432 356161 (Option 3)

Directions

From Hereford take the A49 South and then turn onto the A465 to Abergavenney. Continue to Pandy, turn right by The Old Pandy Inn. Stay on this road for about 8.6 miles and then turn left onto Hill Road signposted Upper House Spa. Continue up the hill for about 0.3 miles and turn left onto the private track of Upper House and proceed until you reach the property.

What3Words:

///airstrip.comb.linked



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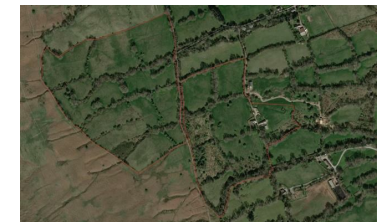
Upper House Farmhouse

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Black Hill Barn

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Star Light Cottage



None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderland is a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.