



The Beddw Farm, Dorstone, Hereford, Herefordshire

A beautifully secluded hillside smallholding with stunning views and enchanting grounds



37 Acres

GRANT
& Co

LOCATION

Mileages: Dorstone 1 mile, Peterchurch 4½ miles, Hay-on-Wye 6 miles, Hereford 16½ miles, Abergavenny 23 miles, Ross-on-Wye & Monmouth 28 miles, Cheltenham 50 miles, Cardiff 57 miles, Birmingham & Bristol 74 miles.

Road: M50 (Jct 4) 27 miles, M4 (Jct 24) 46 miles

Railway: Hereford, Abergavenny, Leominster

Airport: Cardiff, Bristol & Birmingham

SUMMARY OF FEATURES:

- Traditional stone farmhouse in magical rural location, with stunning views
- Period property in need of modernisation (1,585 sq ft)
- 4 bedrooms, family bathroom, 3 receptions
- Open plan living/day room with wood burning stove, opening to a modest kitchen
- Original dairy and stone store adjoining house with good scope to incorporate (219 sq ft)
- Attractive detached stone barn adjacent to house, with great potential (+833 sq ft)
- Stock proof permanent pasture with wooded valley, river and waterfalls.

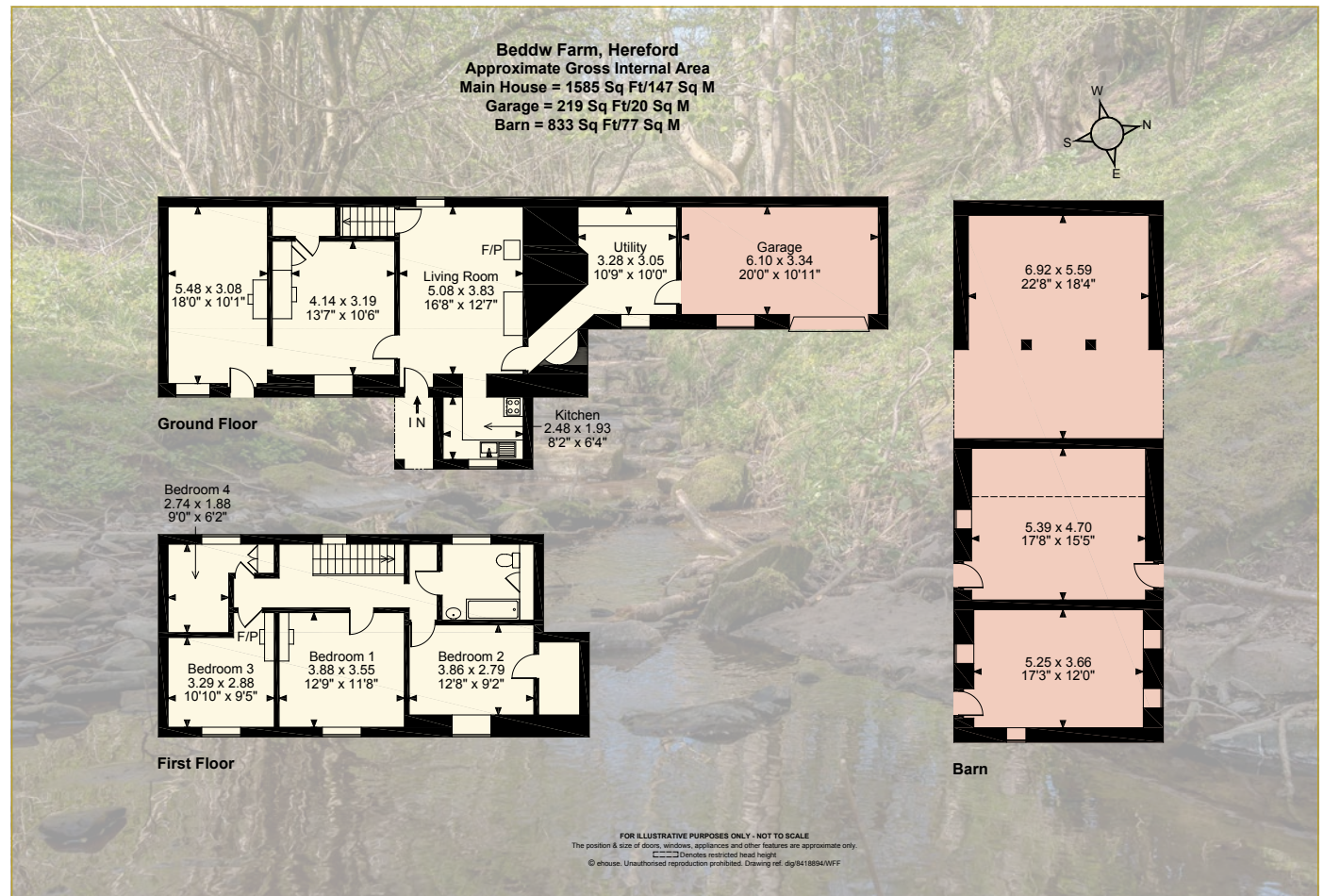
In all about 37 Acres

SITUATION

The Beddw Farm is situated in a delightful, rural location with stunning, elevated and uninterrupted views over its land and the surrounding countryside. The Parish of Dorstone lies within a sought after area of The Golden Valley, in west Herefordshire, close to the Welsh Marches. This property affords a desirable and pastoral quality of life whilst situated just a mile from the pretty village of Dorstone, and close to Peterchurch and Hay-on-Wye.

THE BEDDW FARM

The Beddw Farm is an attractive country smallholding in an idyllic location with a wonderful sense of peace and tranquillity, with a myriad of birdsong and wildlife. The house is believed to date from the mid 1800's, built of traditional stone under a slate roof and has been in the same ownership for over 60 years. An original and unadulterated traditional farm, this property provides a blank canvas for refurbishment or redevelopment.



- +3 bedrooms with delightful southerly views, family bathroom
- Cosy living room with wood burner and adjacent kitchen
- 2 further reception rooms with open fires
- Adjoining dairy and store with scope for further development
- Original flagstone floors throughout the ground floor
- This property will benefit from investment and modernisation

OUTSIDE

The elevated position and environment are quite exceptional, with ancient woodland, a river valley and waterfalls. The uninterrupted views are said to have inspired CS Lewis's Narnia. The Beddw is idyllically situated at the top of a long private drive, surrounded by its own land, providing a mixture of grazing, woodland and amenity land.

OUTBUILDINGS

A detached traditional stone barn (833 sq ft) is located adjacent to the end of the farmhouse attached outbuilding. The barn is fairly derelict but offers great potential to create additional accommodation or to link with the existing house, subject to planning permission.

THE LAND

This truly is a magical and extremely private farm with no public paths, nearby roads or power cables, save for supply to the house and the next farm. The land is located within a ring-fenced block, in a private river valley and is mostly sloping land but with several more level fields above the farmhouse. The land consists of a number of stock fenced paddocks (about 28 acres) interspersed with areas of traditional, ancient, native woodland (some 9 acres) and is divided by a river flowing through the valley. This picturesque river has a series of waterfalls and runs the full length of the land, providing a water source for livestock.

PRACTICALITIES

Services: Mains electricity, private spring water supply (unfiltered) and private drainage to a septic tank. Water is heated by a back boiler to the wood burning stove plus an immersion heater. There is no central heating.

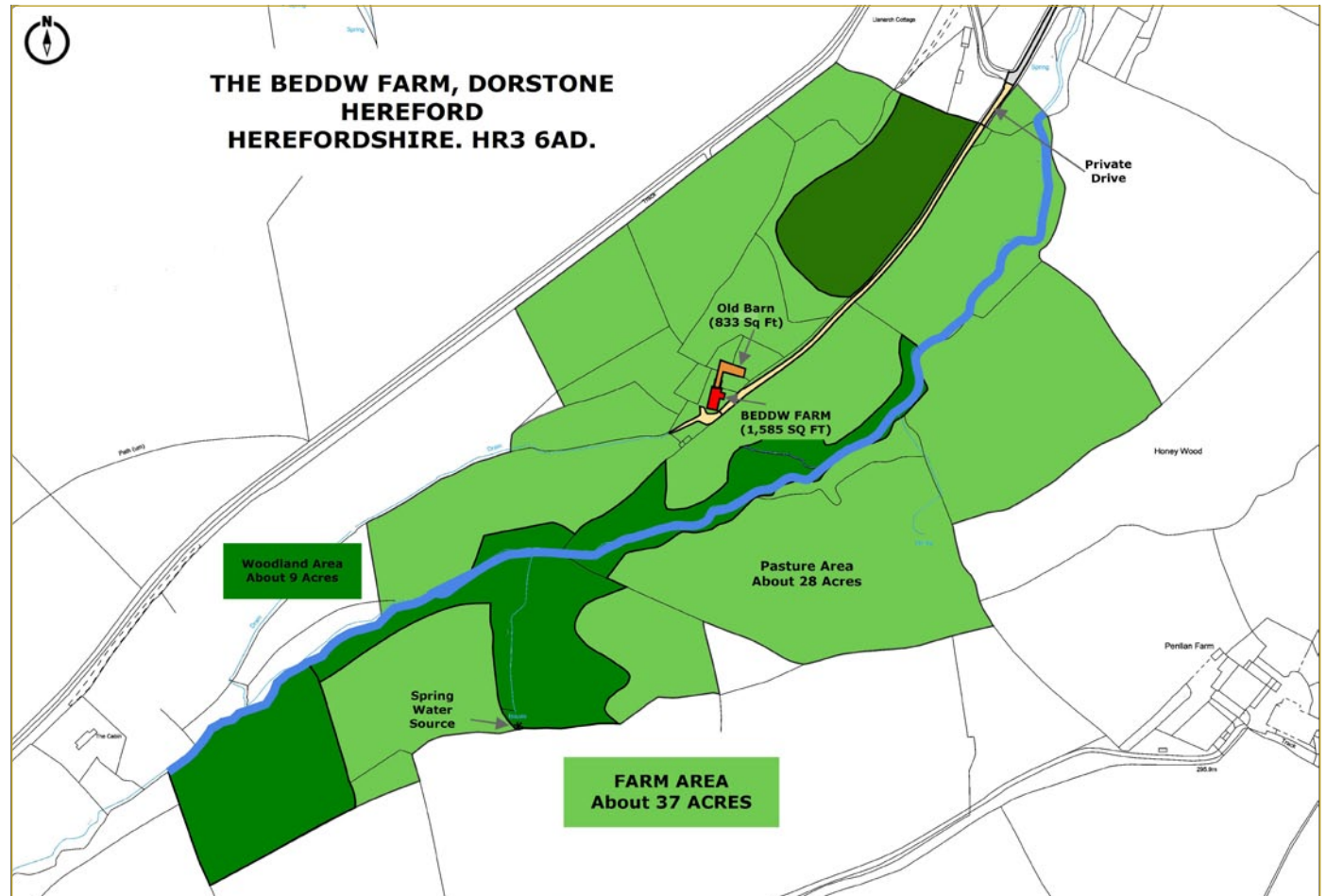
Basic Payment Scheme: The land is registered for the BPS and the vendor has submitted a claim for the 2020 year. We understand there are 12 entitlements, which will be transferred with the sale.

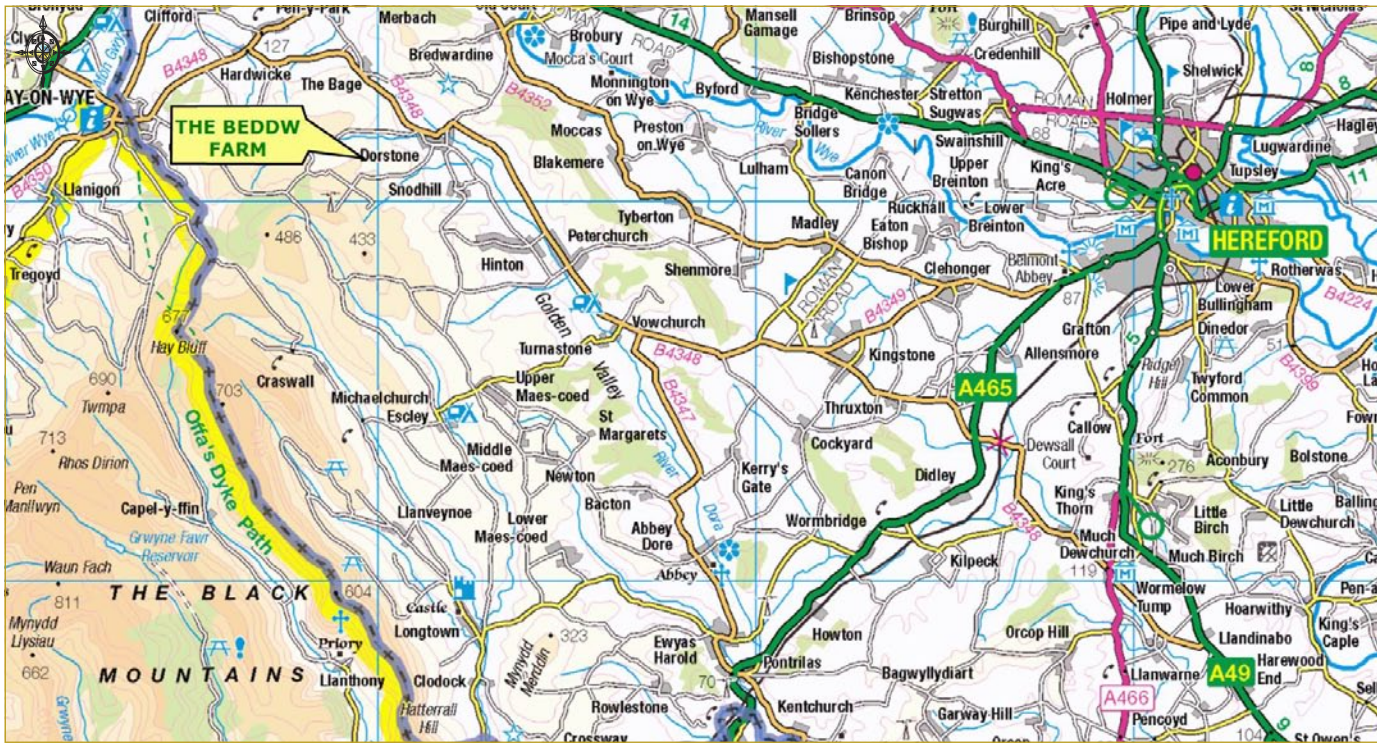
Broadband: Standard BT landline is connected.

Council Tax: Band "D" (£1,921 for 2020/21).

Local Authority: Herefordshire Council: 01432 860000.

Listing: This property is not Listed. **EPC:** Rated "G".





GENERAL INFORMATION

Primary: Peterchurch, Clifford (5½ miles) & Clyro (7 miles).
Secondary: Peterchurch & Kingstone (11 miles). For more information visit: www.herefordshire.gov.uk

Independent: Hereford, Monmouth & Brecon have some excellent Independent schools. For more information visit: www.isc.co.uk

Local: The nearby village of Dorstone has a thriving local community. Peterchurch provides a doctors' surgery, village shop, post office and the highly acclaimed Fairfield High School. The pretty market town of Hay-on-Wye is a short drive away and offers a wider range of shopping and cultural facilities. More extensive retail opportunities are available in Hereford.

Additional Information: This property is blissfully quiet with no noise or light pollution leading to an amazing night sky.

DIRECTIONS

Postcode: HR3 6AD

Please contact the Agent for directions.

VIEWINGS

By prior appointment via Grant & Co on 01531 637341.

Agents Notes: Please visit Agents website: www.grantco.co for details of Agents Disclaimers and Obligations.

