



Blackhill Farm, Craswall, Herefordshire. HR2 0PH





**Blackhill Farm  
Craswall  
Herefordshire  
HR2 0PH**

Key features:

- Superbly renovated farmhouse with adjacent annex.
- All set within approx. 122 acres with a useful range of both traditional and modern buildings including stables
- Stunning location with delightful and far-reaching views.

**Hay-on-Wye 8 miles  
Abergavenny 13 miles  
Hereford 16 miles**

### Introduction

Blackhill Farm has recently been comprehensively restored and comprises a family home in a most beautiful setting, 122 acres of pastureland and a comprehensive range of farm buildings which are set a comfortable distance from the farmhouse.

### Situation

Located in Herefordshire's verdant "Black Mountains" and close to The Brecon Beacons National Park, Blackhill Farm is situated approximately 8 miles south of the renowned market town of Hay on Wye, famous for its literary festival, via a picturesque and genuinely unchanging valley. Access is exceptionally easy from all parts of the country as the roads are either motorways or dual carriageway to Abergavenny and rail links are excellent too with London approx 2 and a half hours away.

### Description

Blackhill Farm sits within its own ring fenced 122 acres. The stone-built farmhouse and more recent annex has been comprehensively refurbished, keeping many of its traditional features, into a modern and tastefully equipped dwelling. The annex, with its own driveway provides additional accommodation which can be easily re-incorporated into the main house, if required.

A spacious nearby stone building could be adapted for other uses e.g studio. Within the extensive range of modern farm buildings, which are separate and some distance from the farmhouse, is a traditional stone barn (with conversion potential, having a lapsed planning consent). Overall, the house sits in the heart of the land and is a delightful family home. The farm activities, which currently comprise breeding sheep and beef cattle, could either be taken on by the purchaser or arrangements could be made with the current farmer to enable him to continue running the farm business.

### Accommodation

With its high quality fixtures and fittings throughout the farmhouse offers on the ground floor, an entrance hall, with an original stone sink, leading to an open plan kitchen/dining/living area with traditional flagstone floors, feature bread oven, traditional fireplace with wood burning stove, good quality kitchen units, a Rangemaster cooker, dishwasher and full height freezer and fridge, all under the traditional exposed beam ceiling. Direct outside access is via a stable door. A doorway leads through to the sitting room with triple aspect oak windows, making the most of the extensive views. From the kitchen a staircase leads to the first-floor landing with access to four double bedrooms, the master bedroom having fitted wardrobes and a substantial high quality, en-suite bathroom beyond.

A further bedroom has an en-suite shower room and the remaining two bedrooms are served by a family sized shower room between. The landing has a further outside door and the whole is surrounded by grass areas with gravel surround. Approached from the driveway and adjacent to the parking area is a substantial stone barn 8.47m x 5.29m with slated roof, double doors, power and lighting. This building has potential for many valuable alternative uses including stables, garaging, studio or a holiday let (subject to planning permission).

### Outside:

The property is approached by its own drive-way which leads into a parking area with a separate drive and parking for the annex.

### The Annex

The self-contained and imaginatively designed annex gives the property additional family accommodation either by keeping it as a separate unit or by very easily incorporating it back into the farmhouse. Alternatively, there is the potential for holiday letting or accommodation for a farm manager. It has 2 en-suite bedrooms and an open plan kitchen/dining/reception area. The kitchen has an "Aga", a separate double oven and hob, dishwasher, washing machine and fridge.

Entry via the lobby, with an adjacent storage room/cloakroom, leads into the open plan kitchen/dining/sitting room with wood burning stove to the sitting room area.

Access from the kitchen/living room area leads to the main bedroom with front and rear aspect windows, en-suite bathroom with bath and shower over. Off the sitting room is a further bedroom with en-suite shower room and attractive study area above.

### The Land

The land sold with the farm extends to approximately 122 acres with a generally easterly aspect. It is well-fenced with the majority having been renewed recently. The quality of the grass has been improved by liming and the application of natural fertilisers. Hill rights are available with the farm for 450 sheep on The Black Hill Common Land. The gathering pens which have been there for many years at the top of the farm have been sturdily rebuilt. Shelter for animals is provided by belts of woodland and most fields benefit from new water troughs, with piped connections to storage tanks built alongside the natural spring water supplies to be found on the land. The farm is registered for the Basic Payment Scheme although no entitlements will be sold with the farm. There is ample scope for equestrian use, in the hills, near to the farmhouse, if desired.

### Farm Buildings

An extensive range of modern farm buildings situated a short distance from the farmhouse add to the commercial potential of this holding.

A traditional stone barn, which sits close to the yard, offers development potential for a single dwelling or holiday let, subject to the necessary planning consent.

### Tenure

We understand that the property is offered as Freehold with vacant possession upon completion.

### Services

Herefordshire Council Tax Band "E" (under review). Council Tax payable 2019/2020. The house has piped spring water supply through a UV filtration system, drainage via a new septic tank, mains electricity and oil-fired central heating. Please note the services are not tested.

### Directions

Directions will be provided when a viewing appointment is arranged.

### Viewing and Contact Details

All viewings must be arranged through the sole selling agents Sunderlands.  
Contact tel: 01497 822522.  
Office opening hours:  
Mon-Fri 9.00-5.00pm Sat 9.00-1.00pm  
Harry Aldrich-Blake 07717 410757

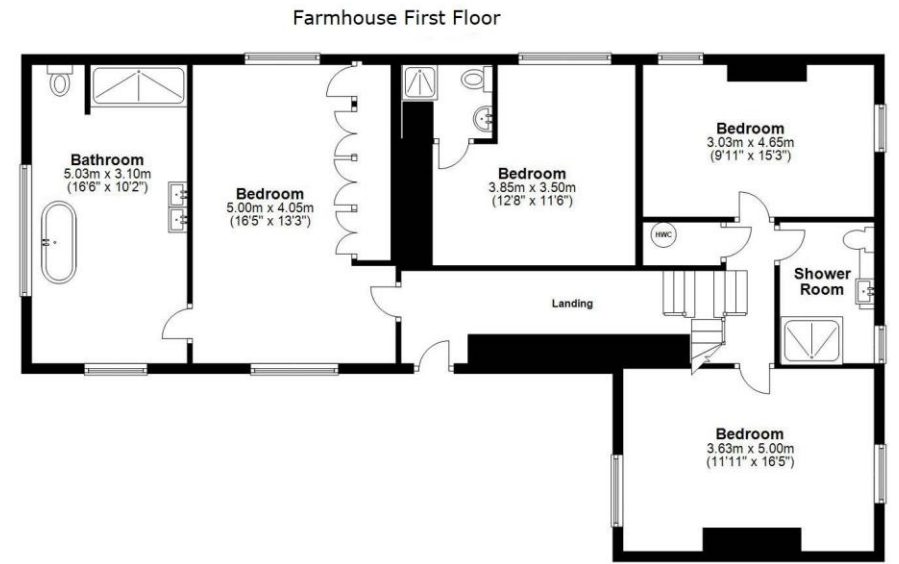
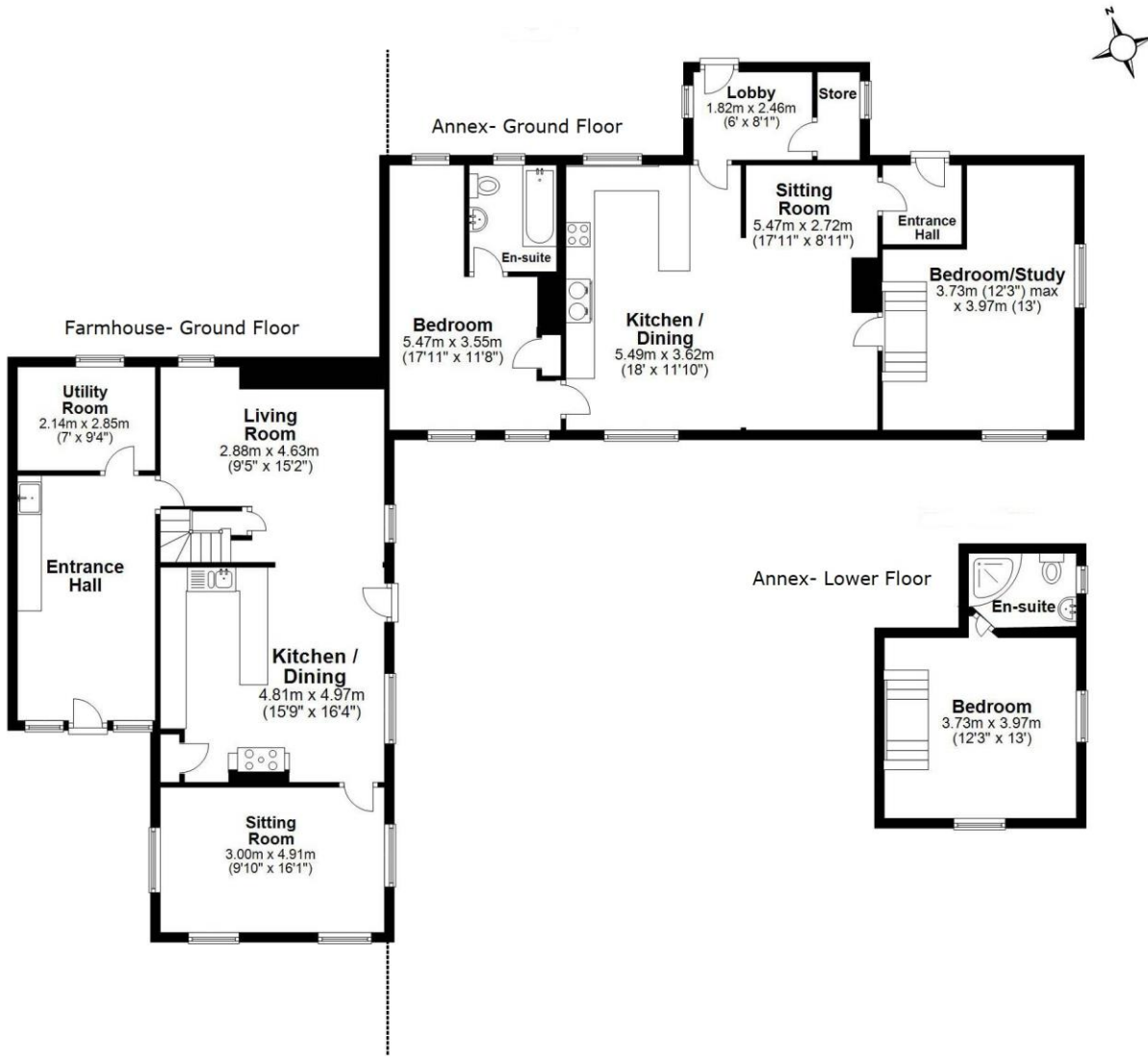






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## Viewing by appointment through Sunderlands

### Hay-on-Wye Branch

3 Pavement House, The Pavement,  
Hay on Wye, Herefordshire HR3 5BU  
Tel: 01497 822522

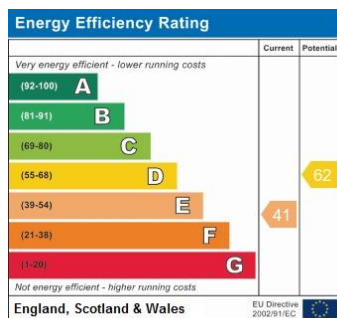
Email: hay@sunderlands.co.uk

### Hereford Branch

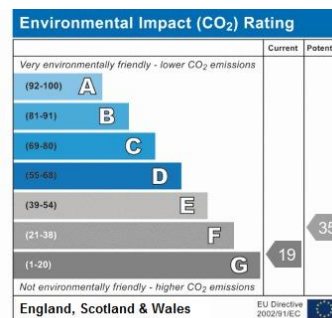
Offa House, St Peters Square,  
Hereford HR1 2PQ  
Tel: 01432 356161

Email: hereford@sunderlands.co.uk

[www.sunderlands.co.uk](http://www.sunderlands.co.uk)



Address:  
Blackhill Farm Craswall Hereford HR2 0PH



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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. Sunderlands are 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.