



Llangain Farmhouse & Barn

Dorstone, Hereford, HR3 6AG

FINE  COUNTRY

Llangain Farmhouse & Barn

Dorstone, Hereford, HR3 6AG



Llangain Farmhouse & Barn, just 3.5 miles from Hay on Wye, sits in rural splendor in an elevated position overlooking the Wye Valley. The property comprises of a four bedroom farmhouse that has been renovated to a high standard with a separate detached beautifully converted barn providing further one bedroom annex living.

The Property

Llangain Farmhouse & Barn, just 3.5 miles from Hay on Wye, sit in rural splendor in an elevated position overlooking the Wye Valley. The property comprises both a four bedroom farmhouse renovated to a high standard with traditional features and double glazing throughout and a separate, and detached, beautifully converted barn providing further one bedroom annex living.

Location

The nearest town is Hay on Wye is just 3.5 miles is a popular market town at the gateway to the Brecon Beacons National Park, on the border between Herefordshire and Powys in an area of high scenic value. The town is famous for its second-hand bookshops and internationally renowned book festival. There are a wide range of facilities including supermarket, library, cinema, new primary school, GP and dental facilities, a weekly market and an interesting range of boutiques, cafes, antique and gift shops.



Llangain Farmhouse

Walk Inside

Living Room - 15'3" x 12'9" (4.65m x 3.89m)

This character property is entered via a solid oak door into a characterful room with revealed timbers to wall and ceiling with windows to north and west, wood burning stove and two stone steps leading into....

Kitchen /Dining Room - 13'2" x 12' (4.01m x 3.66m)

With tiled flooring, wood burning stove, open tread feature staircase leading to the first floor, revealed timber beams, attractive wall and floor mounted units with wooden work tops, stainless steel 1 1/2 bowl sink, tiled splash back, with space for cooker and other appliances, windows to east and west, and two stone steps leading to....

Hallway - 9'4" x 7'10" (2.84m x 2.4m)

With tiled flooring, timber door to the exterior window to west, full height storage cupboards, one housing the hot water cylinder, open tread wooden loft ladder leading to separate bedroom above and door leading to...

Bathroom - 9'4" x 6'3" (2.84m x 1.9m)

With tiled flooring, bath with overhead Mira Vie electric shower, pedestal wash hand basin, WC and window to east.

Bedroom 4 accessed by the loft ladder - 14'9" x 7'6" (4.5m x 2.29m)

Situated under the eaves, with windows to west and south and closing hatch to loft ladder.





First floor Landing - With window to east and wooden flooring.

Bedroom 1 (Main) - 13'6" x 12' (4.11m x 3.66m)

With window to east, roof light to west, open to apex with exposed timbers.

Bedroom 2 - 8' x 7'4" (2.44m x 2.24m)

Suitable as a single bed or bunk bed use, roof light to west, and open to apex with exposed beams.

Bedroom 3 - 12'9" x 7'5" (3.89 x 2.26m)

With window to north, roof light to west and open to apex with exposed beams.



Llangain Barn

Living Room/ Dining Area - 15'10" x 12'10"
(4.83m x 3.9m)

With flag stone flooring, wood burning stove, open tread loft ladder leading to first floor, and full height to the roof apex two storage heaters windows to north and west, feature window to north, and roof light to south, leading into..

Kitchen area - 7'9" x 7'8" (2.36m x 2.34m)
With flag stone tiled floor, floor mounted units, wooden work tops, 1 bowl stainless steel drainer with mixer tap, space for free standing cooker and fridge, and feature window to north.

Bathroom - 8'9" x 4'9" (2.67m x 1.45m)
With tiled flooring, shower cubicle with electric shower, wash hand basin, WC, feature alcove, heater and extractor fan.

Mezzanine Bedroom 5 - 3.91 x 8'9" (3.91 x 2.67m)

With roof lights north and south and timber balastrade.



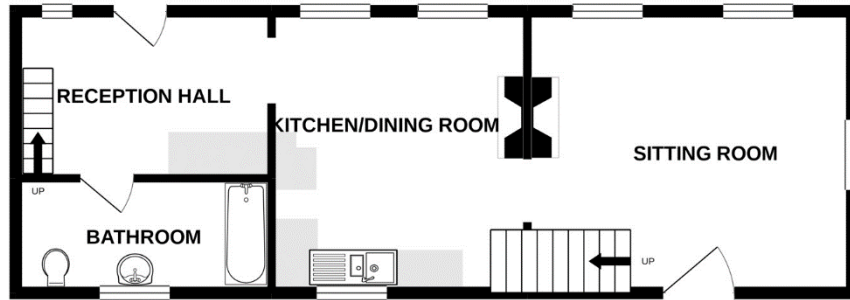
Walk Outside

The property is approached via a gated track off the main road and leading into an enclosed and gated courtyard area with hardcore parking. A set of stone steps lead to both properties with stone tile paths. There is around half an acre of surrounding garden laid to lawn with a range of level and terrace areas and mature trees and benefiting from exceptional views. An open sided log store as well as two small wooden sheds provide exterior storage.

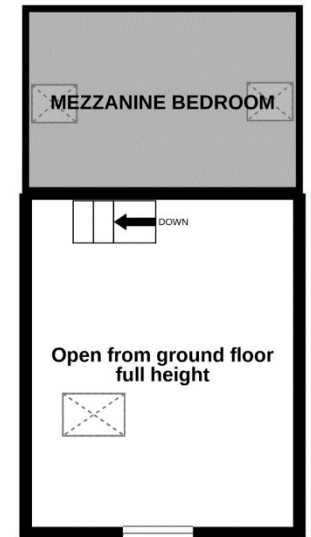
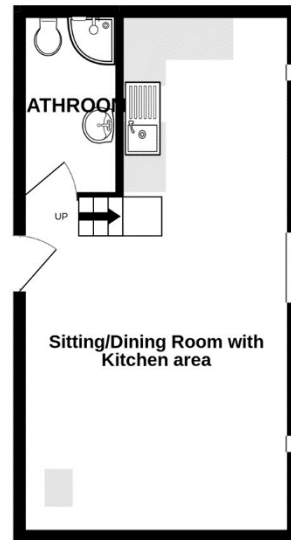
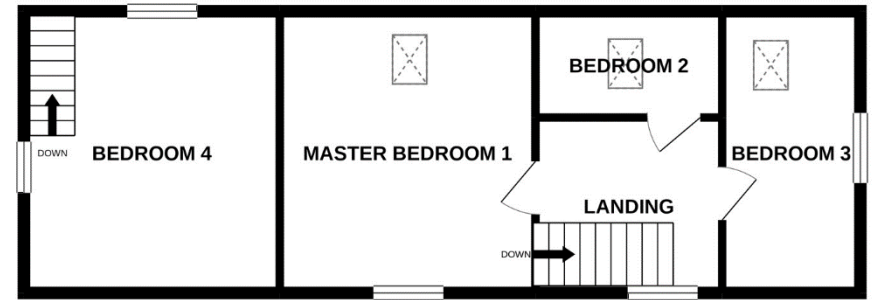




GROUND FLOOR



1ST FLOOR



SERVICES: We are informed that the property is connected to mains electric, private water & drainage

HEATING: Electric heating

NOTE: The selling agents wish to remind prospective purchasers that the services, service installations, heating & electrical appliances have NOT been tested

TENURE: We are informed that the property is of freehold Tenure.

NOTICE: 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.



DIRECTIONS: Situated 3.5 miles from Hay on Wye.

Head East out of Hay-on-Wye past the Main Public Carpark on the B4348 Hardwick Lane towards Dorstone. Take the second turning right (Harewood Turn) and follow signs to Archenfield to a junction and turn left onto Watery Lane, and presently opposite the second of two junctions on this road - the lane to the property is directly opposite this junction on the right. Either choose to leave your car parked at this junction for your first venture here and walk to, or drive to the property. Please close gates firmly on the way. The track is hard surfaced with a central concrete water drainage channel. The property will be the first on your right though a gate to the courtyard. Please close the gate firmly as there are sheep grazing the access road.

VIEWING: By appointment through selling agents – McCartneys LLP: 01497 820778 Opening Hours: Mon–Fri: 9:00 am - 5:00 pm Sat: 9:00 am - 1:00 pm

Messrs McCartneys LLP for themselves and for the vendors or lessors of this property whose agents they are given notice that: the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; no person in the employment of McCartneys LLP has any authority to make or give any representation or warranty whatever in relation to this property.

MCCARTNEYS LLP REGISTERED OFFICE: McCartneys LLP, The Ox Pasture, Overton Road, Ludlow, Shropshire SY8 4AA. Tel: 01584 872251. REGISTERED NO: OC310186



Simon Edwards

Partner

Fine & Country Hay on Wye

11 High Town, Hay on Wye, HR3 5AE

+44(0)1497 820778

hay@mccartneys.co.uk

