



# LOWER LLANON FARM

Urishay HR2 0SY



Far from the madding crowd, and set amid  
beautiful rolling Herefordshire countryside



**Lower Llanon Farm**  
Urishay, Peterchurch  
Herefordshire  
HR2 0SY



Beautifully situated in the heart of the Golden Valley, a very appealing and versatile Grade II listed country property, recently refurbished and converted, all set in approximately 15.5 acres of land, offering huge potential for a variety of uses.

**Guide Price £1,250,000**

#### **Situation and Description**

Lower Llanon is beautifully situated and offers an escape from the hustle and bustle of life, and yet is only just over 2 miles from the very popular and thriving village of Peterchurch. Here there is a village shop, highly regarded secondary school, two public houses, a village church, and much more. The villages of Kingstone and Madley are also within easy reach as is the cathedral city of Hereford and the ever-popular market town of Hay on Wye with its literary festival, and access to the Black mountains. Known as the Golden Valley, this area is renowned for its natural beauty and has some lovely walks right on the doorstep.

The house itself was formerly a small farmhouse and barn which has been converted and lovingly restored to create a very individual and versatile country property which includes 15.5 acres of grazing land ideal for keeping stock or for equestrian use. The house is very comfortable and includes a stunning 40-foot kitchen/breakfast/family room with a seven oven Aga, and underfloor heating to the majority of rooms on the ground floor. The accommodation is very versatile and still offers considerable potential with some of the work still to be completed, allowing buyers to put their own stamp on the property (subject to approval).

Approached initially by a council maintained no through road, shared with two other properties, its own drive then leads up to the house where a pergola framed large oak front door opens into a reception hall with cloakroom and door to a stunning kitchen/breakfast room which offers plenty of light and space and forms the central hub of this fantastic property. Approximately 40 feet long the kitchen includes a seven-oven electric fired Aga with hot plates and gas hob, plenty of working surfaces and cupboard space, large roof light, windows and oak doors to both the front and rear, twin bowl sink and much more. Glazed doors lead into the main living room, which again is a fantastic space in which to relax, full of original character and space with a high vaulted ceiling, exposed stone walling, flagged floor, underfloor heating, fitted wood burner and picture windows and glazed doors leading out to a sun terrace and the gardens. The adjoining library room creates a quiet space to relax and again has plenty of character with exposed stone and timbering. A staircase leads to a first-floor music room with vaulted ceiling and glazed gallery overlooking the living room. Adjoining the

kitchen, a good-sized utility provides plenty of practical space, with a range of working surfaces and fitted cupboards, space for appliances, twin bowl sink, flagged floor and stable door to outside. At the far end of the house two further rooms are nearing completion and are part of the original house and again offer plenty of character with a large Inglenook stone fireplace and beautiful enclosed stone spiral staircase to the first floor.

From the reception hall the main oak staircase leads up to the first-floor landing which has a vaulted ceiling. Here there are two comfortable bedrooms both with far reaching views and supported by a good sized and well-appointed shower room. The remaining space is currently designed to create a further bedroom and bathroom and is accessed from the main landing, the spiral staircase creates versatility in the way the space is used.

#### **Outside**

Lower Llanon occupies a delightful rural location and forms a haven away from the stress and pace of modern life. Approached by its own long driveway the property is hidden from the road and although there are neighbouring properties there is plenty of space between them and Lower Llanon is not overlooked. The drive leads to a large parking and turning area to the front of the house. There are lawned areas to the front and side and flagged pathways lead around the property to large sun terrace to the rear and side which makes the most of the rural outlook. Raised beds and herbaceous borders offer variety, together with a mature oak tree and a recessed seating area. The drive also splits and leads past the rear of the house to a very useful modern 3 bay steel framed barn measuring 44ft x 28ft with large doors to the front and side and ideal for all sorts of uses from stabling to housing stock or as a large workshop. Ducting is in place for power and water although this would need to be connected.

The land in total extends to approximately 15.5 acres and is divided into several fields all laid to pasture. Ideal for a small head of stock or equestrian use they offer an added dimension to Lower Llanon and offer the opportunity for all sorts of use.

**All set in 15.73 acres of grounds**



Stunning 40ft kitchen/breakfast/family room





Depicting sitting room | study/snug | galleried music room





Three double bedrooms and well fitted family bathroom







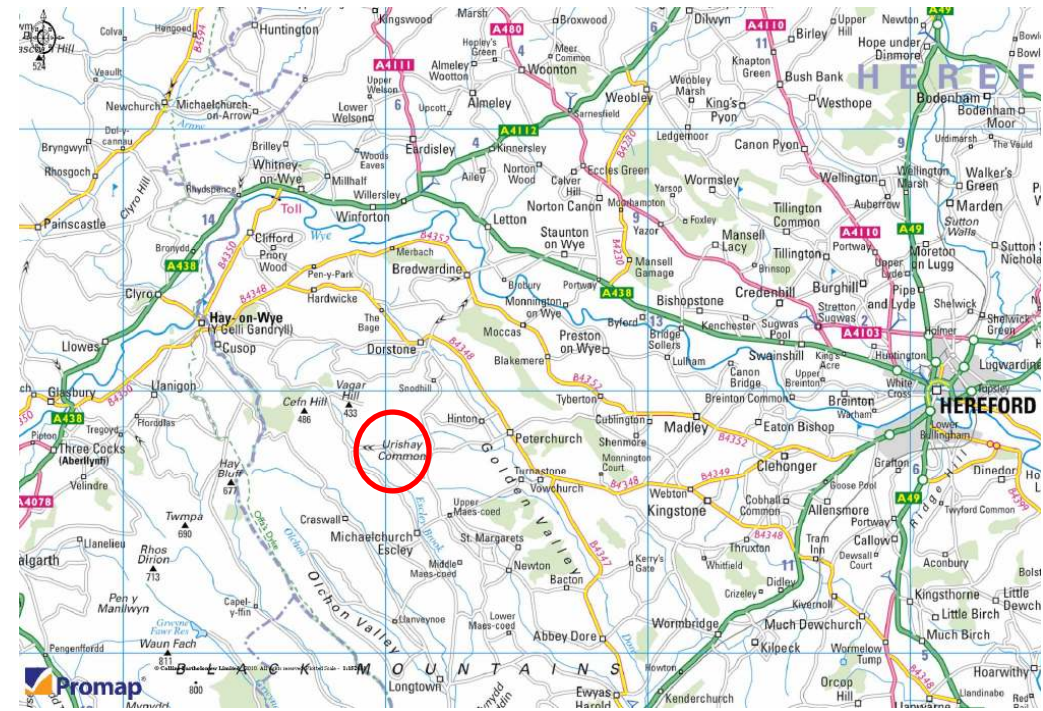
**Services and Considerations** mains electricity, private water from borehole, private drainage, oil fired central heating. It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. Any matters relating to rights of way should be checked with your solicitor or surveyor. Council tax band G = £2,754.00. EPC n/a (Listed). Tenure freehold.

**Please note**, there is a public footpath that crosses part of the property, although we are advised this is rarely used.

**Prospective purchasers:** Upon submitting an offer, we will require by law, proof of ID for all buyers. A picture ID and a separate address ID together with proof of funding.

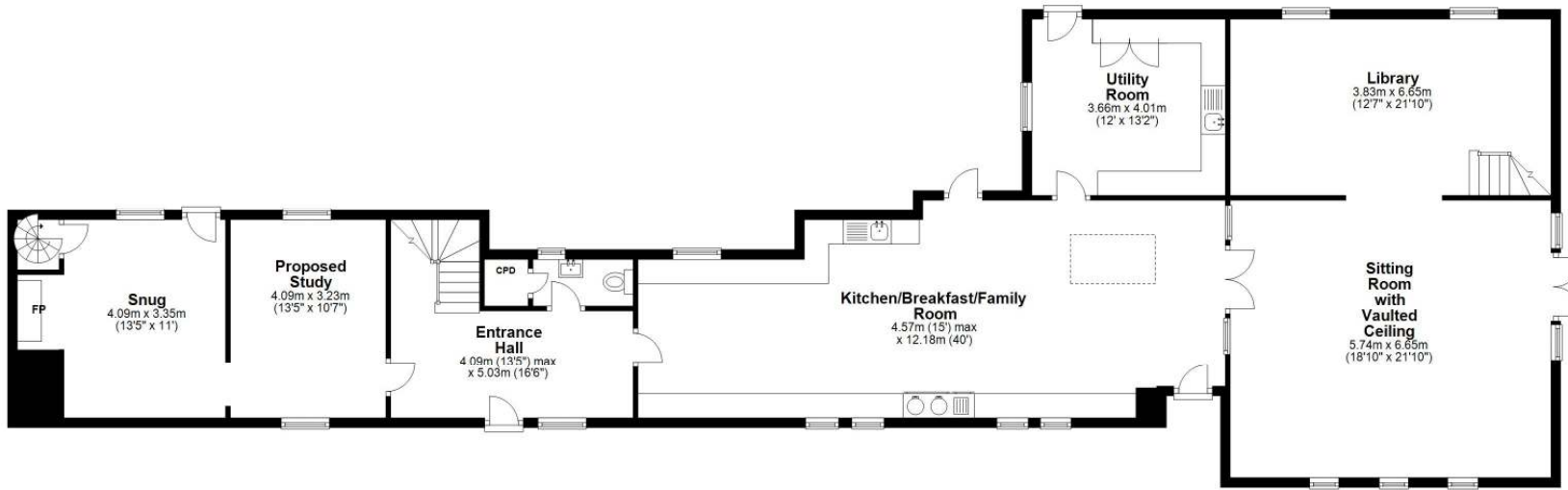
**Directions** [///animated.buildings.wording](#)

From Hereford approach Peterchurch from the B4348 and on entering the village turn left signposted to Urishay and pass Fairfield School on the right. Continue for just over 2 miles passing the remains of Urishay Castle and bear left as you approach the top of the hill. Take the next left hand turning at the telephone and post box. Continue down the lane taking the first drive on the right which leads to Lower Llanon.

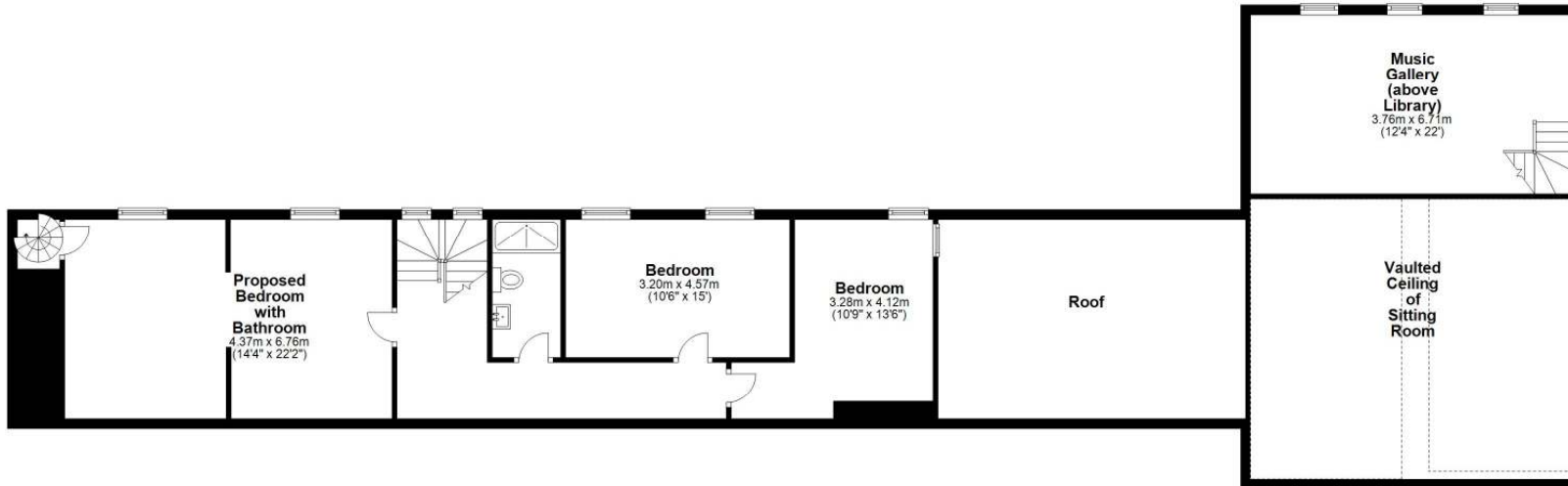




**Ground Floor**  
Approx. 174.0 sq. metres (1873.3 sq. feet)



**First Floor**  
Approx. 171.3 sq. metres (1843.7 sq. feet)



Total area: approx. 345.3 sq. metres (3717.0 sq. feet)  
Floorplans are for guidance purposes only and should not be taken as accurate. Brookes Bliss Ltd  
Plan produced using PlanUp.



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Peaceful and quiet location, yet only 2 miles from village facilities

