

PENTWYN FARM

HEREFORDSHIRE



Sunderlands

Residential Rural Commercial

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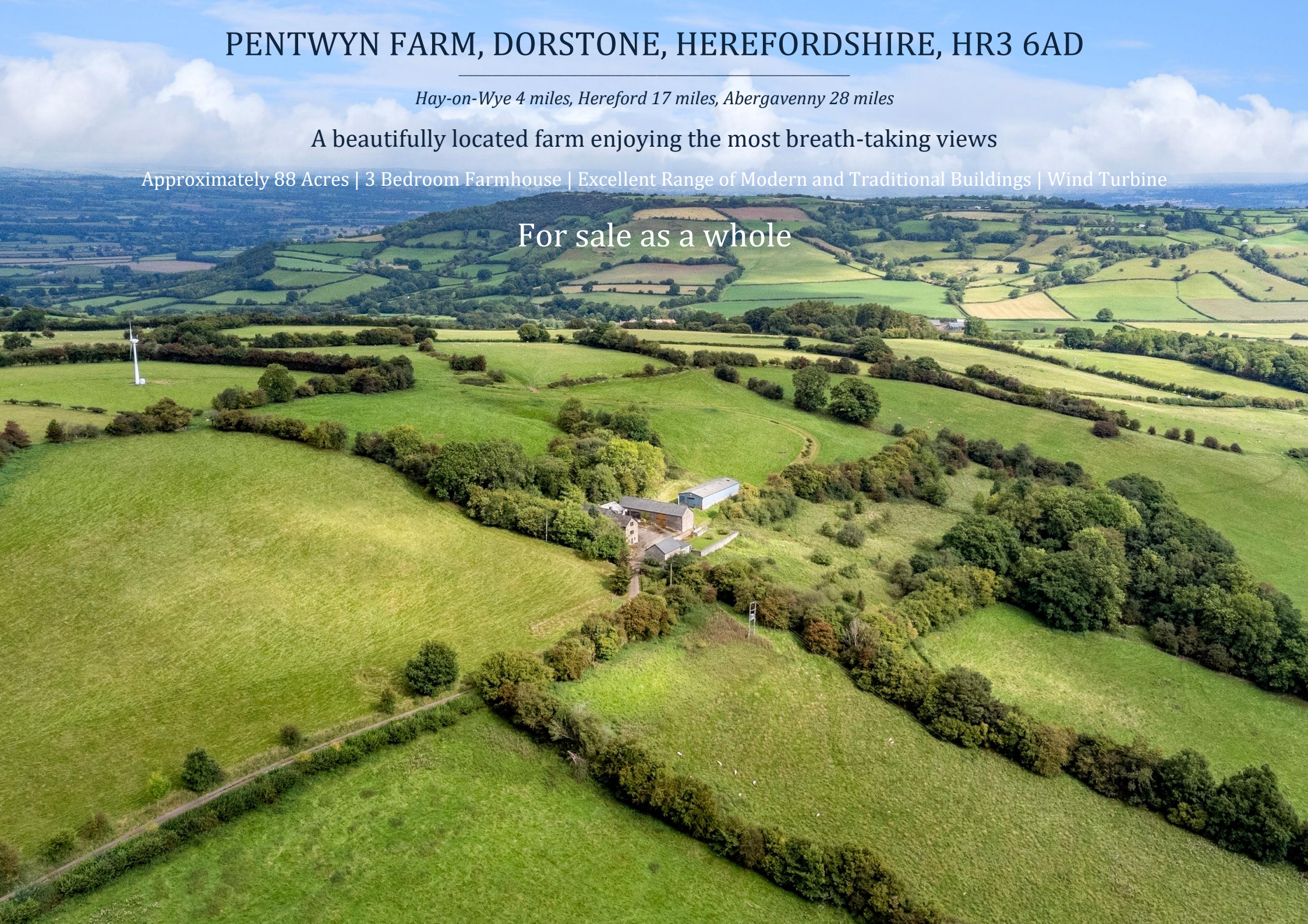
PENTWYN FARM, DORSTONE, HEREFORDSHIRE, HR3 6AD

Hay-on-Wye 4 miles, Hereford 17 miles, Abergavenny 28 miles

A beautifully located farm enjoying the most breath-taking views

Approximately 88 Acres | 3 Bedroom Farmhouse | Excellent Range of Modern and Traditional Buildings | Wind Turbine

For sale as a whole



INTRODUCTION

The sale of the Pentwyn Farm is a wonderful opportunity to purchase an 88 acre farm set in a private position with far-reaching and commanding views over the Golden Valley. Although found in a quiet and secluded location, the property is very accessible to Dorstone village. Pentwyn comprises a characterful three bed farmhouse, a range of modern and traditional outbuildings offering further potential for conversion (subject to the necessary planning consents) and land which surrounds the farmhouse providing an ideal setting for raising a domestic flock of livestock as well as offering equestrian potential. Sitting alongside a country lane, the property has good access to a network of lanes for hacking and walking.



SITUATION

Dorstone is found at the heart of the Golden Valley and is only a short distance from Hay-on-Wye.

Hay-on-Wye is a delightful borders market town, set in the Wye Valley and offering a wide range of services and facilities. The town is a popular tourist destination and world famous for its Literary Festival held annually in May.

In the town there are a plethora of individual shops, boutiques and restaurants, cafés, a medical practice, dental surgeries and a popular primary school.

The nearby village of Peterchurch also offers a shop, church, doctors surgery, pubic house, primary school and the well-regarded Fairfield High School.

The Cathedral city of Hereford is approximately 16 miles away and Abergavenny is 28 miles, both providing the nearest railway links. Motorway connections can be found at Ross-on-Wye (M50), Worcester (M5) and Newport (M4) with international airports based at Cardiff and Bristol.



THE FARMHOUSE

The farmhouse is of traditional stone construction and has been considerably modernised some 30 years ago to provide comfortable accommodation. The property is entered into the generously proportioned kitchen/living area which has an electric AGA, Corian worktops, wall and base units, a drainer sink and a window looking across the stunning views of the surrounding countryside. An inner hall leads to a utility room with separate cloakroom and larder and on into the dining room which has windows to the front and rear.

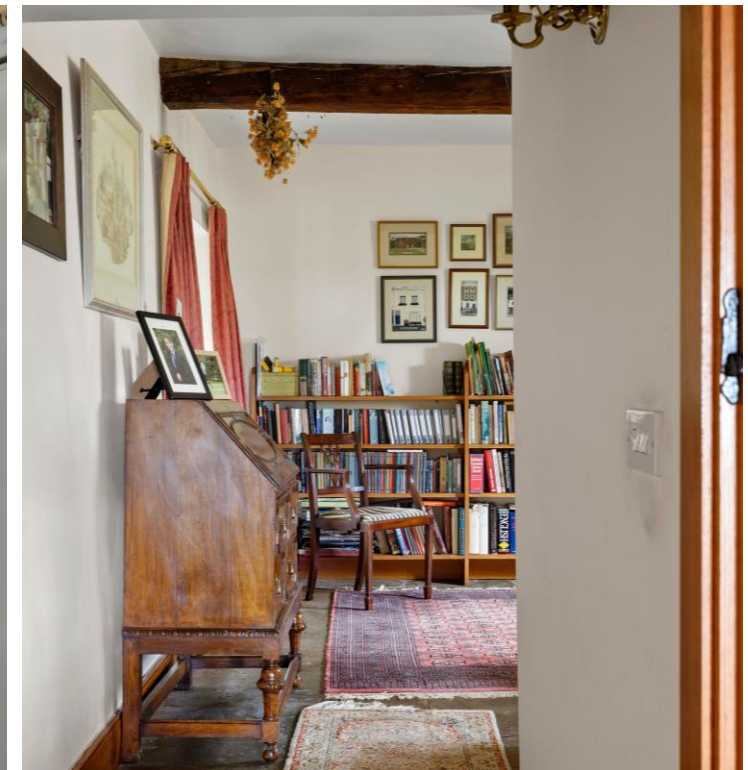




Steps lead from the dining room down into the sitting room which is a beautifully light and open room with windows to three aspects fully utilising the opportunity to take in the far-reaching views, a fireplace with Clearview wood burner and beautiful exposed beams.

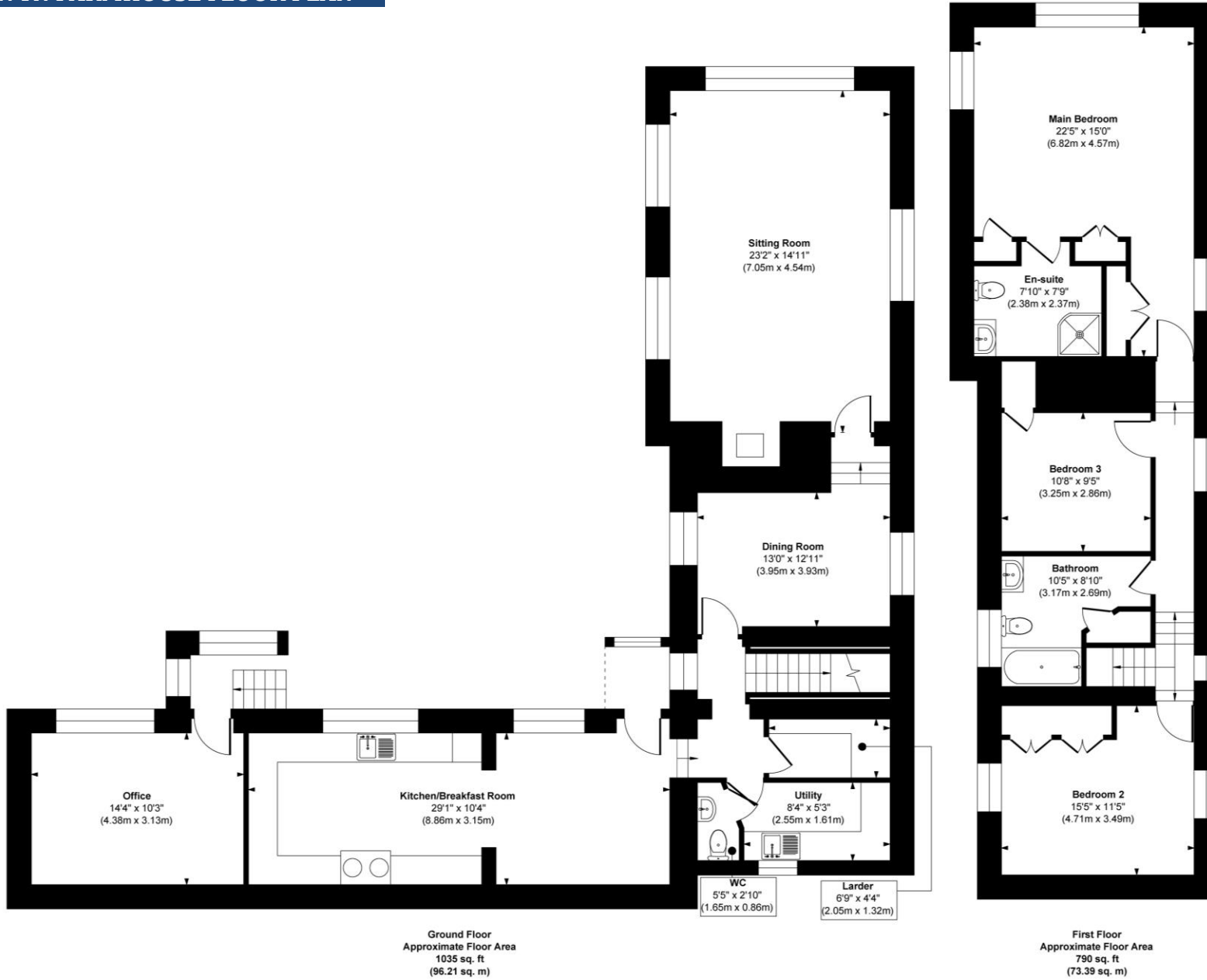
It is worth noting that below the sitting room, there is a very useful store area with further potential.

A staircase in the hallway leads to the first-floor landing providing access to the three double bedrooms and the family bathroom. The master bedroom is of exceptionally generous proportions and has the benefit of en-suite facilities and all three bedrooms have built in wardrobes.





PENTWYN FARMHOUSE FLOOR PLAN



Approx. Gross Internal Floor Area 1642 sq.ft / 152.56 sq. m. For illustrative purposes only. Not to scale

OUTBUILDINGS

Approached via a country lane onto a tarmacadam driveway, there is a large parking area to the front and a garage block with two garages and two carports which have a loft over. The main traditional stone barn is approximately 1293sq.ft incorporation two separate store areas and a potting shed. This barn offers excellent potential should you wish to create further accommodation, subject to the necessary planning consents.

Behind the main barn there is also a steel frame barn with block and corrugated walls measuring approx. 22.6m x 8.76m with electricity and an earth floor.

Briefly they comprise the following:

Traditional Stone Barn - 739 sq.ft / 73.71 sq.m

Stores - 428 sq.ft / 39.81 sq.m

Potting Shed - 51sq.ft / 4.73 sq.m

Carports - 482 sq.ft / 44.8 sq.m

Garages - 932 sq.ft / 86.62 sq.m

Store Under Sitting Room - 202sq.ft / 18.75 sq.m

Steel Frame Portal Building- 2130 sq.ft / 197.9 sq.m



THE LAND

Contained within one ring fence and surrounding the farmyard, the land extends to approximately 88.19 acres of permanent pasture. Several of the fields have been cut for hay and fodder crops and the soil is considered mainly loamy, slightly acid and clay. Within the land there is an Argosy AW50KW wind turbine which is held within the title and will be included in the sale.



WATER

Pentwyn has the benefit of a spring water supply to the farmhouse with additional spring supplies and water courses feeding the fields.

SERVICES

The property is connected to mains electricity and telephone supplies with private drainage and an oil-fired central heating system. Please note the services and service installations have not been tested.

TENURE

Freehold with vacant possession upon completion.

COUNCIL TAX

Herefordshire County Council Tax Band "E"

TIMBER, WOODLAND, SPORTING AND MINERAL RIGHTS

We understand that all rights are included within the freehold sale.

BASIC FARM PAYMENT ENTITLEMENTS

The Basic Farm Payment Entitlements are not available however the land would be available to claim in 2024.

MONEY LAUNDERING

As a result of anti-money laundering legislation all persons offering for the property should include a copy of the following documentation:

1. Photo ID for example Passport or Driving Licence.
2. Residential ID for example current Utility Bill.

WAYLEAVES EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves and rights of way both declared and undeclared.

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 mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

BOUNDARIES ROADS AND FENCES

The purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendor nor the Vendors Agents will be responsible for defining the boundaries of ownership thereof.

MISREPRESENTATIONS 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 this 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 perspective 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.

HEALTH & SAFETY

This is a fully working farm estate, all viewers are reminded that they should take all necessary care when making an inspection of the property. Viewings are taken solely at the risk of those who view and neither the agents nor owners of the property take any responsibility for any injury however caused.

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

ASBESTOS

The vendors and their agents accept no liability for any asbestos on the property. It is in the nature of farm buildings in particular that asbestos is likely to be present on the farm.

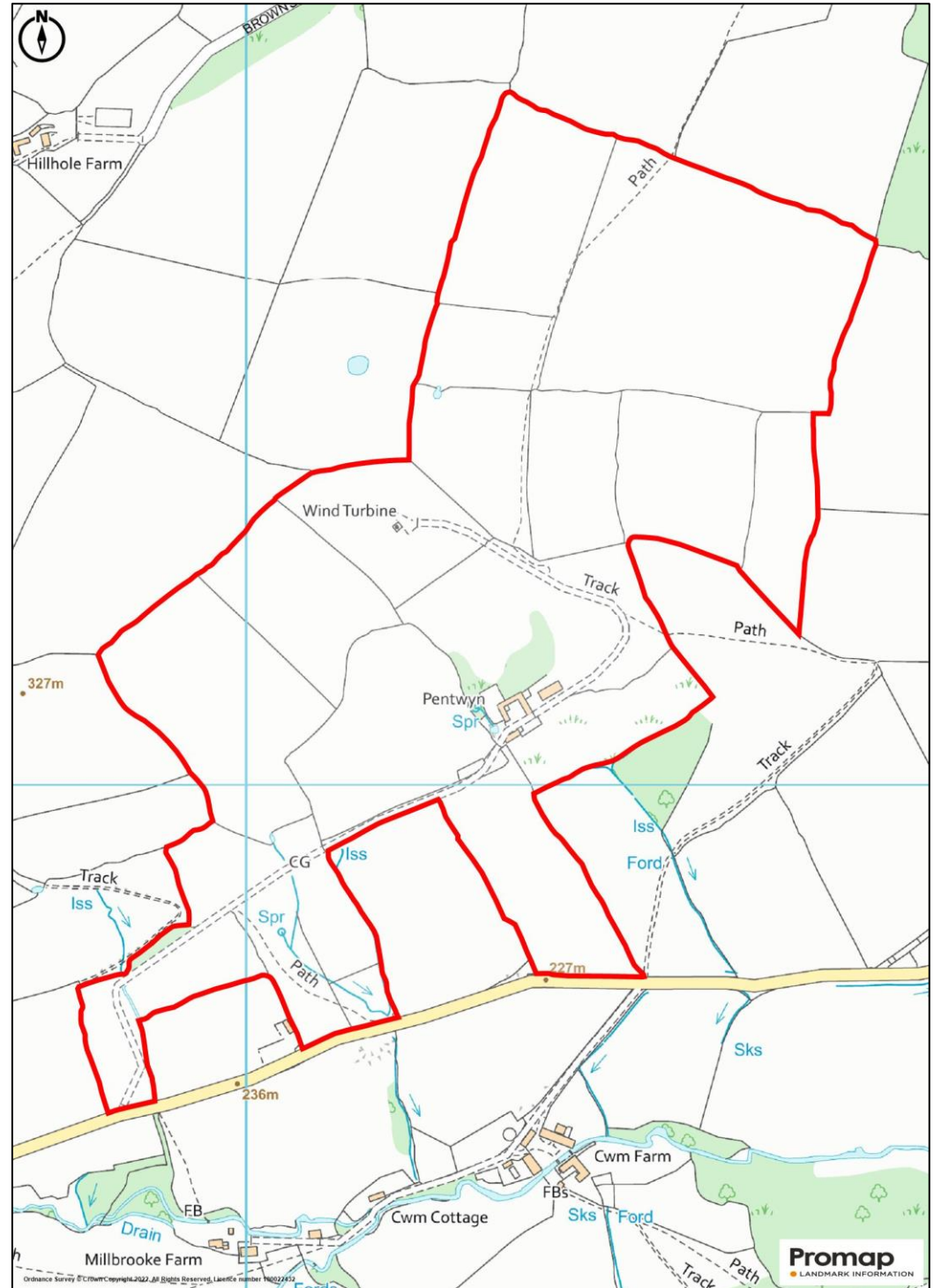
DIRECTIONS

From Hay-on-Wye proceed in a north-easterly direction on the B3438, continue through Cusop and on to Hardwicke then take the right-hand turn (signposted to Ross-on-Wye and Peterchurch). Proceed through Westbrook and The Bage and on to Dorstone village.

Immediately upon entering Dorstone village speed limit turn right almost back on yourself (signposted Mynyddbrydd). Continue along this lane for approximately 1.3 miles where the driveway will be found on the right-hand side with a name plate to the left of the gate.

The property will be found at the end of the driveway.

What3words - [//money.hiker.wicket](https://www.what3words.com/)







Sunderlands

Residential Rural Commercial

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | 93 |
| (81-91) | B | | |
| (69-80) | C | 70 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

Viewing by appointment through Sunderlands

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