



UPPER CEFN
Abbeydore HR2 0JJ





Lets step inside.....

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Upper Cefn
Abbeydore
HR2 0JJ

Guide Price £925,000



A very attractive and unspoilt Georgian farmhouse, occupying a tucked away location in the heart of rural Herefordshire, together with gardens, paddocks and woodland, which in all extends to just under six acres.

Situation and Description

Upper Cefn occupies a delightful rural location, well away from main roads at the end of a small lane, with just one other individual property. Its gardens and land face south-west and enjoy fine views over unspoilt countryside to the Black Mountains in the distance. There are local services at the nearby village of Ewyas Harold, which provides a village store, doctors' surgery, veterinary surgery, two public houses, village hall, and much more. More extensive facilities are available at the Cathedral City of Hereford, and the market towns of Abergavenny and Monmouth, as well as the ever-popular town of Hay on Wye with its now world-famous literary festival.

Originally part of a home farm, this handsome house is believed to have been built in 1786 has been in the same ownership for many years and appears to have remained largely unspoilt since Georgian times. The house has a lovely feel in our view and offers huge future potential with plenty of scope for further improvement if required. Ideal for a family there are five bedrooms two reception rooms, a kitchen breakfast room, a vaulted cellar and a separate granary that could offer annex potential, subject to approval. Immediately around the house, the gardens and land extend to approximately 2 acres with a further area of mixed woodland which extends to just under 4 acres and adjoins the Dulas Brook, where we understand the property enjoys fishing rights.

On arrival a porch and front door leads to a long reception hall with flagged floor, exposed timbering and door to the main sitting room. This is an excellent size and is full of character with a flagstone floor, stone fireplace with wood burner, exposed timbers and windows to the front with elm window seat. A separate study has a fireplace as well as fitted shelving and cupboards and creates a quieter space to work. At the rear of the house an open plan living room/ kitchen is a practical space with a hand-crafted kitchen, including wooden worksurfaces various cupboards and drawers, deep fill sink, four ring hob and oven. At one end the living area is centred around a Rayburn and leads through to a garden room, which is a later addition to the house, and full of light with windows on three sides enjoying far reaching south-westerly views. The ground floor is supported by a useful utility/ shower room.

An enclosed elm staircase from the main hall leads to the first floor where there are three bedrooms, all with their own character and charm, as well as a

large family bathroom. The staircase continues to the second floor where there are two further bedrooms, with the largest offering fine views to the black mountains.

Accessed from outside via stone steps, a very useful cellar has a vaulted ceiling and offers cool storage space when required.

A short distance from the house is a small stone granary that currently provides workshop space on the ground floor and two studio rooms on the first floor. The building offers huge potential for a variety of uses including conversion into ancillary accommodation, subject to approval.

The gardens are well established and in the main lie on the western side of the house. Laid mainly to lawn they are interspersed with various trees and shrubs, herbaceous borders, pathways, topiary, sun terraces and three mature Scots pine trees. At the far end there is a very useful green house and vegetable section. The remaining land includes two paddocks as shown on the attached plan.

Accessed across a neighbouring field, the property also owns a delightful area of mixed woodland which extends to just under 4 acres and adjoins the Dulas Brook. A haven for wildlife the wood is full of interesting plants, woodland birds and regular visitors such as deer, badgers, foxes and the elusive otter.





Light and spacious living areas





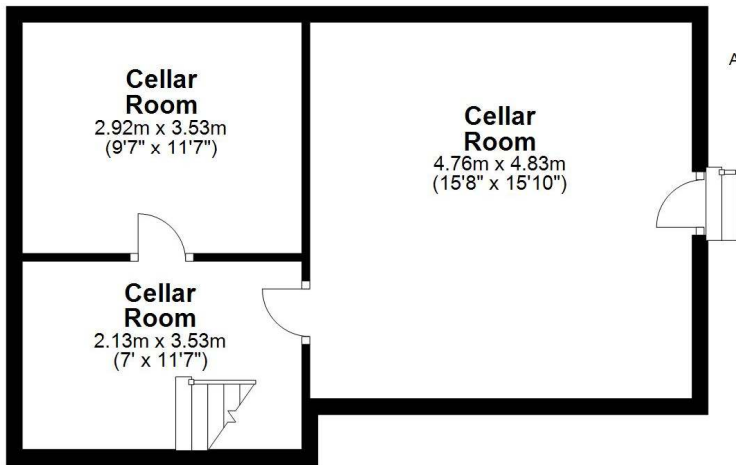
Spacious kitchen/dining room



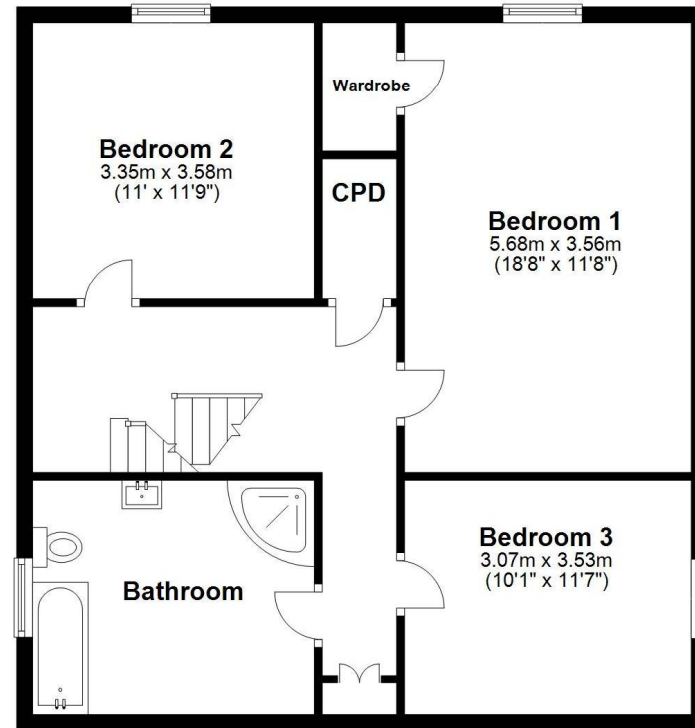


Three bedrooms on the first floor leading to second floor with two further bedrooms

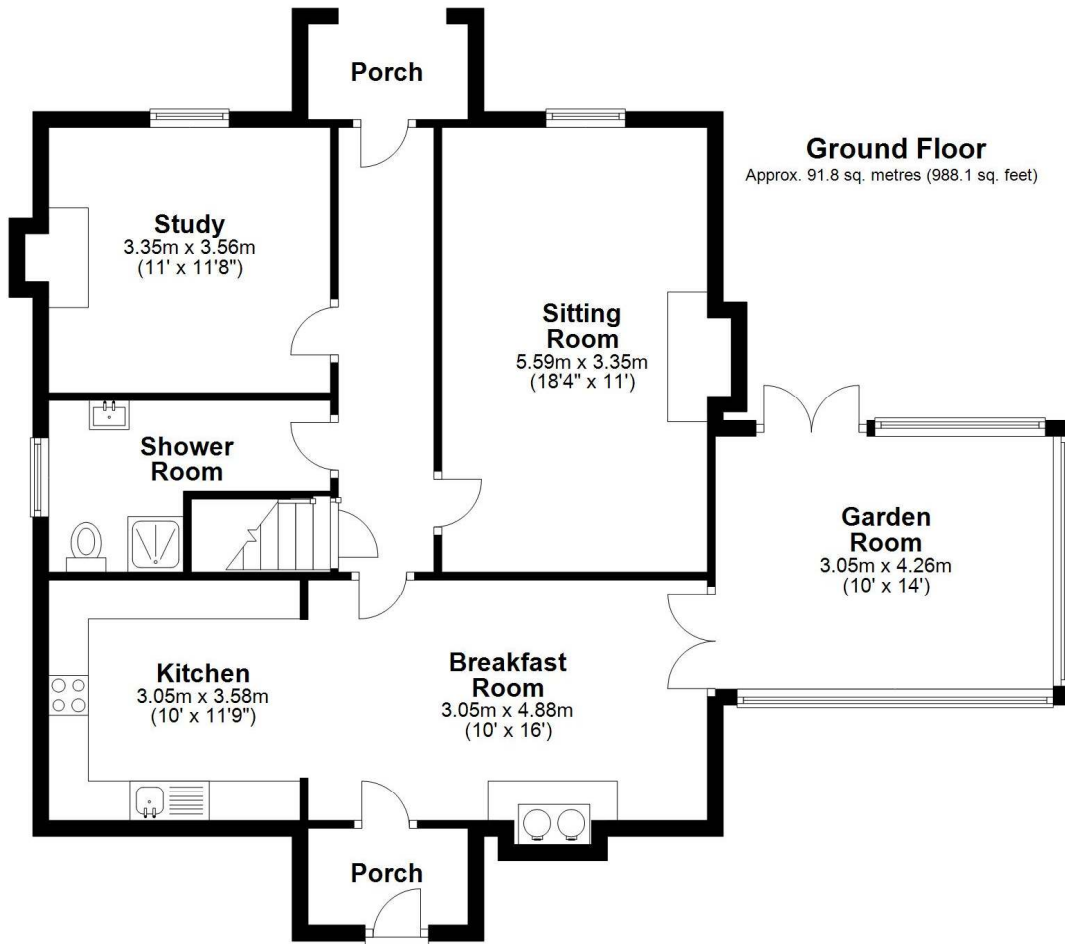




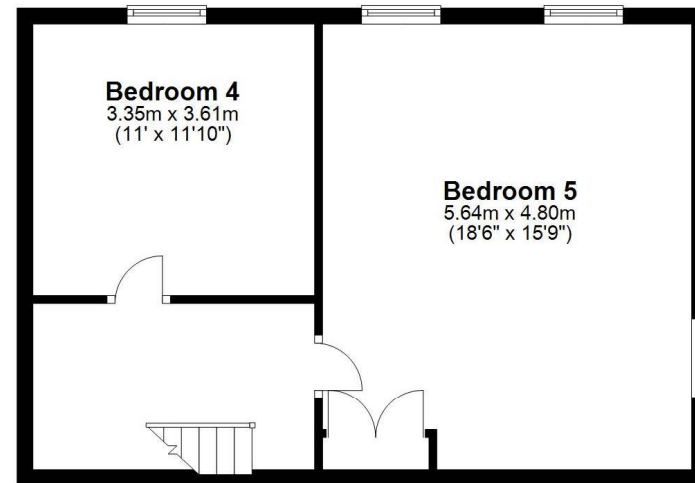
Basement
Approx. 41.7 sq. metres (448.4 sq. feet)



First Floor
Approx. 72.6 sq. metres (781.4 sq. feet)

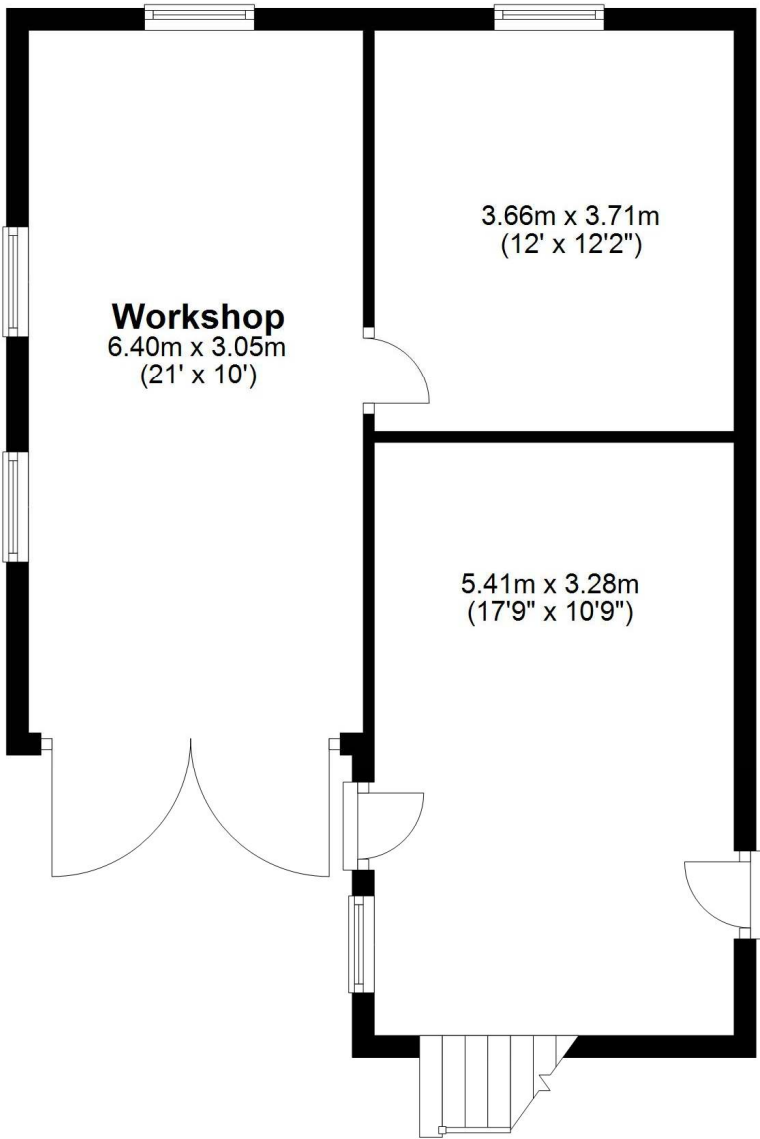


Ground Floor
Approx. 91.8 sq. metres (988.1 sq. feet)



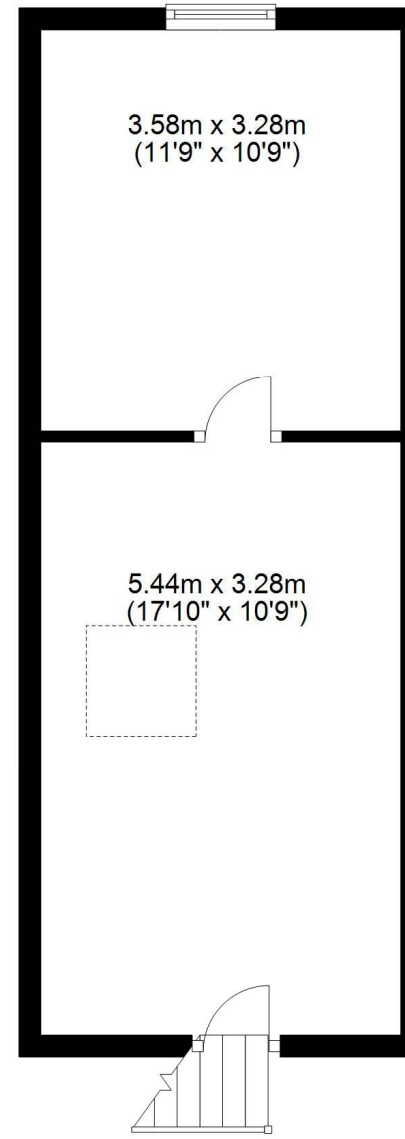
Second Floor
Approx. 47.5 sq. metres (511.5 sq. feet)

Total area: approx. 253.6 sq. metres (2729.4 sq. feet)



The Granary

Approx. 51.8 sq. metres (557.1 sq. feet)

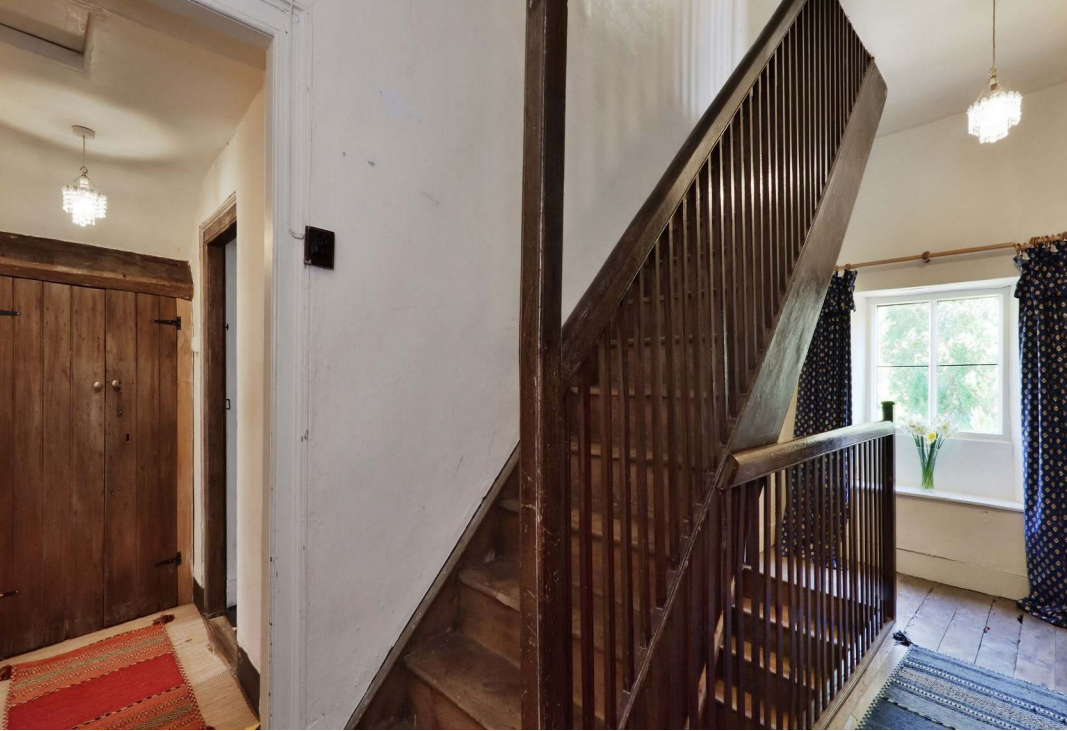


First Floor

Approx. 29.9 sq. metres (321.5 sq. feet)

Total area: approx. 81.6 sq. metres (878.5 sq. feet)

Floorplans are for guidance purposes only and should not be taken as accurate. Brookes Bliss Ltd





Wonderful views





Services and Considerations

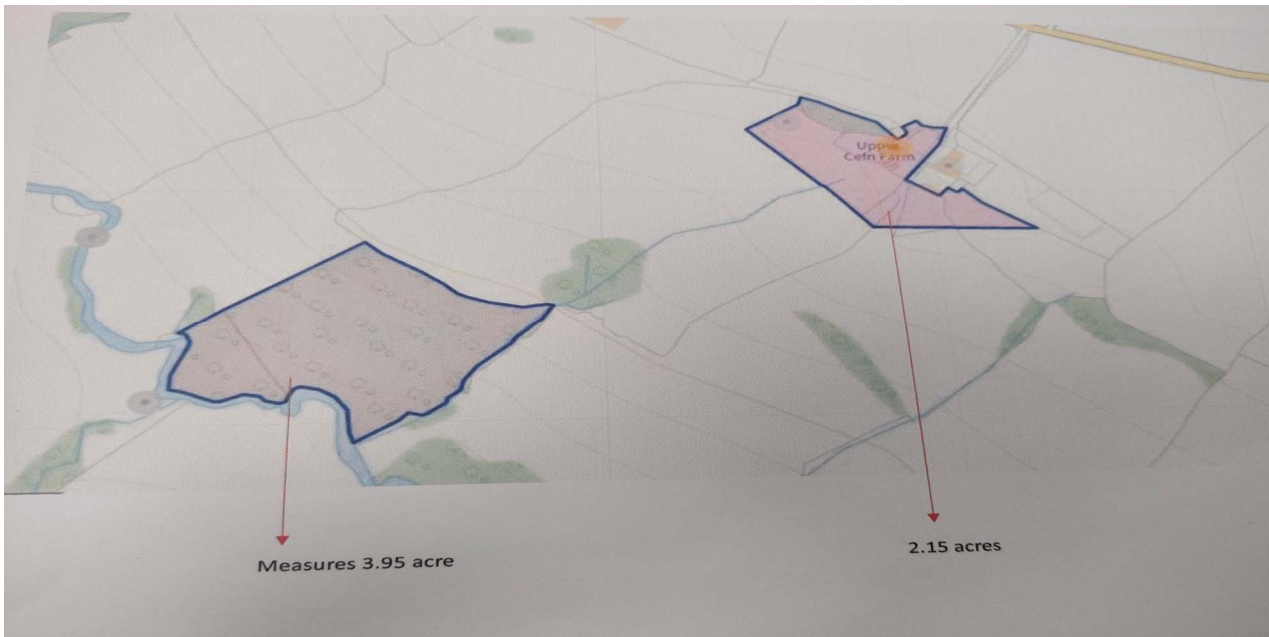
Mains electricity, private water, private drainage, oil fired central heating.

EPC Band E 51/86

Council Tax Band: D – £2,254.41

Directions //eyelashes.interlude.headings

From Ewyas Harold take the B4347 towards Hay on Wye and continue to Abbeydore passing Dore Abbey on the right-hand side. Take the next left signed to Ewyas Harold Common, go up the hill, bear right and continue for almost a mile. The entrance to Upper Cefn will then be found on the left-hand side and the house on the right hand side of the bottom of the lane.



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These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

46 Bridge Street, Hereford, Herefordshire HR4 9DG

Tel: 01432 343800

sales@brookesbliss.com

brookesbliss.com

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Well established gardens

