



Upper House, Craswall, Hereford

Upper House Craswall, Hereford HR2 0PN

A stylish small country estate, and true lifestyle property

Hay-on-Wye 8 miles, Hereford 17 miles, M4 32 miles, Cheltenham 50 miles, London 170 miles

Main House: Sitting room with mezzanine library
Kitchen/breakfast room | Utility room | Boot room | Cloakroom WC | Four en suite bedrooms
EPC rating C

Long Barn and Hayloft: Two excellent holiday cottages (annexes) within a beautifully renovated stone barn | Long Barn | EPC rating D
Hayloft | EPC rating C

Outbuildings: Spa building with shower room, relaxation room and sauna | Summer house
Various stone buildings

Potential: Two derelict stone buildings, Holywell and Hendre, offer tremendous potential (subject to necessary consent) to renovate and create additional dwellings - when finished could increase the earning potential as holiday let units.

About 70 acres (28.33 ha)

Location

Upper House occupies a commanding and elevated position on Black Hill in West Herefordshire and enjoys far reaching views over Herefordshire countryside. Set in a stunning and rural location, yet still extremely accessible, Craswall borders the Brecon Beacons National Park and the Black Mountains which can be accessed from the Western boundaries of the estate.

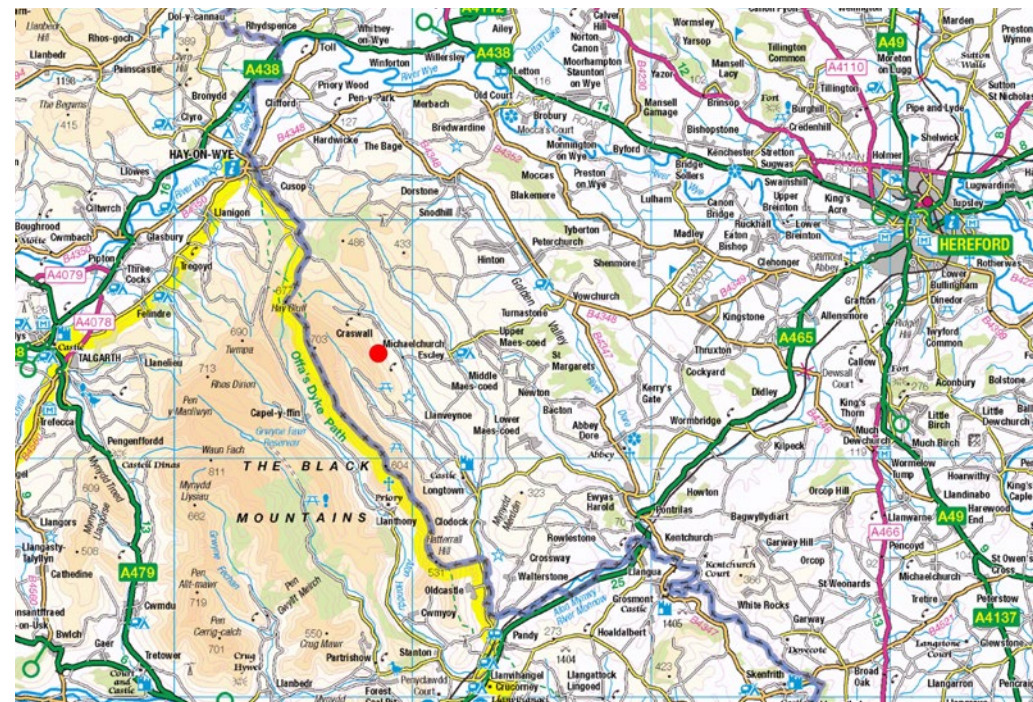
Offa's Dyke footpath snakes from Hay on Wye, rises up Hay Bluff and joins the Brecon Way across the top of Black Hill. To the east are spectacular views over the property and beyond towards Hereford and the Malvern hills.

The countryside and tremendous communities are at the heart of growing popularity. Hay on Wye is only a short drive and has national acclaim through the renowned Hay Literary Festival. This small market town offers the everyday amenities one expects.

The area continues to diversify and attract investment; superfast broadband is available and the cathedral city of Hereford achieved university status in 2017. The recent £90 million shopping centre includes a Waitrose, multiplex cinema and a number of well-known retail brands whilst The Courtyard is the cultural centre for the arts and theatre. Hereford old town still has huge character and charm and boasts some excellent foodie hotspots. Further afield is the Cotswolds spa town of Cheltenham.

A range of public and private schools are found in Monmouth, Hereford, Malvern, Cheltenham and Worcester.

The property is well placed for access to the surrounding commercial centres. Railway stations are located in Hereford and Abergavenny. Bristol, Birmingham and Cardiff international airports are closeby. The national motorway network is within easy reach via the M50 and M5 respectively. London is accessible in a little over 3 hrs.





Upper House

The current owners have created a wonderfully private small estate. Expense has not been spared in creation of this stylish set up and the result is an excellent property full of original charm and character but with contemporary finishes and modern attributes.

Sitting in the centre of the property, accessed by a private drive and large parking, Upper House itself sits in an elevated position overlooking the barns and formal gardens affording panoramic vistas of rolling countryside as far as the eye can see. The interior is awash with pastel tones and exposed original beam marries with natural stone and oak floors, bespoke oak joinery, and a plush stylish finish throughout. The heart of the home is the open plan kitchen breakfast room with bespoke kitchen units.

The excellent drawing room with mezzanine library has real wow factor with full height ceiling, lots of natural light, flagstone floor and large log burning stove. A hidden gem is accessed via stone steps down to a lower ground floor and bedroom four complete with en suite bathroom.

A further three double bedrooms are also en suite and the continuation of style and well thought design and finish is found as much here as in the reception and shared spaces through the house.

The Long Barn and The Hayloft

A beautifully renovated stone barn comprising two luxurious holiday cottages, or annexes to the main house, echoing the stylish and sophisticated finish of the main house. The cottages offer excellent accommodation of contemporary design whilst retaining charm and character. Both have benefit of log burners, well-appointed kitchens and bathrooms, bespoke oak joinery and natural stone floors. The Long Barn boasts two en suite bedrooms, a mezzanine sitting room and an open plan kitchen breakfast room. The Hayloft has kitchen/ breakfast room, sitting room and master bedroom served by separate bathroom. The barn is surrounded by landscaped gardens and gravelled seating areas.







Outbuildings

Adjacent to The Long Barn and Hayloft is a separate spa building comprising sauna, shower room and a relaxation room with large windows to sit and enjoy the spectacular views. The clean, crisp finish to decoration is of the same standard as the rest of the property and provides a wonderful place to relax and enjoy the position. Other outbuildings include a timber built summer house and various stone built stores.

Potential

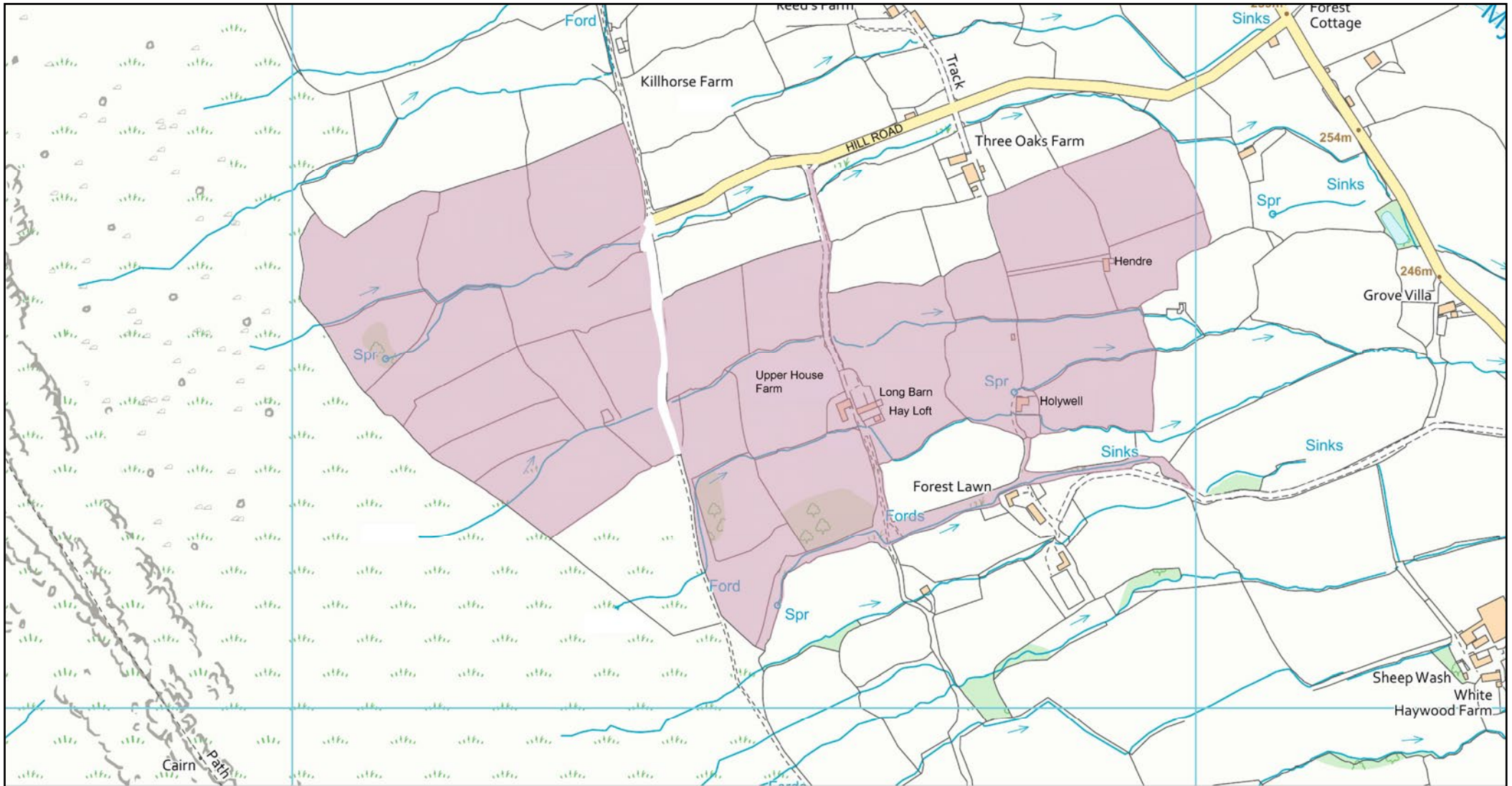
Hendre and Holywell offer tremendous potential, the latter has separate access, the former could be an annexe to the main property. Necessary permissions need to be obtained but these original stone drovers barns could be fantastic additions to the estate, increasing the earning power of the estate through additional holiday lets. The existing business has improved year on year since inception.

Gardens, grounds and land

The current owners have created superb gardens to compliment the house. The formal gardens immediately surrounding the house offer terraced lawns with dry stone walls, box tree borders and plantings of bay.

Pathways wind through wild grass meadows and coppices of sapling trees have been planted and nurtured by the current owners. The remaining acreage is made up of pasture land, woodland, brooks and green lanes with mature native broadleaf trees to the field boundaries. The land stretches to just over 70 acres with various access points from the green lanes, private lane and road.

The property is registered for RPA payments. The vendors received a grant to plant 5.5 Hectares of broadleaf saplings. The land has been rented out on a yearly basis for grazing.



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Total Area (28.41 ha/ 70.17 ac)

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Not to Scale. Drawing No. R9678-01 | Date 20.06.19



Directions

From Hereford take the A49 South and then turn onto the A465 to Abergavanney. Continue to Pandy, turn right by The Old Pandy Inn. Stay on this road for about 8.6 miles and then turn left onto Hill Road signposted Upper House Spa. Continue up the hill for about 0.3 miles and turn left onto the private track of Upper House and proceed until you reach the property.

General

Local Authority: Herefordshire Council 01432 260000

Services: Mains electricity, private water and drainage. Oil fired central heating to main house. Gas fired central heating to Hayloft and Longbarn. Broadband available.

Council Tax: Band H

Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items such as garden ornaments, carpets and curtains may be available by separate negotiation.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Viewings strictly through the agent

Ludlow

26 Bull Ring, Ludlow, Shropshire SY8 1AA

01584 873711

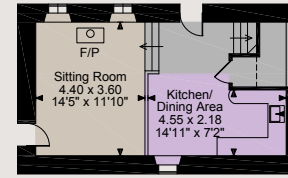
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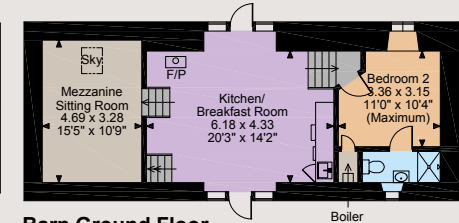
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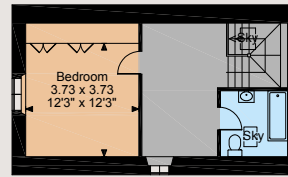
Floorplans
Main House internal area 1,911 sq ft (178 sq m)
Converted Barn internal area 771 sq ft (72 sq m)
Storage & Spa Room internal area 445 sq ft (41 sq m)
Holywell Cottage internal area 868 sq ft (81 sq m)
Summer House internal area 135 sq ft (13 sq m)
Barn Building internal area 810 sq ft (75 sq m)
Hay Loft Building internal area 805 sq ft (75 sq m)
For identification purposes only.



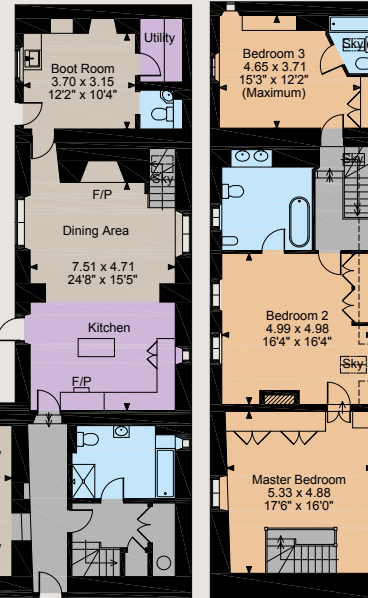
Hay Loft Ground Floor



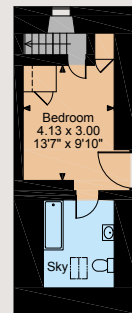
Barn Ground Floor



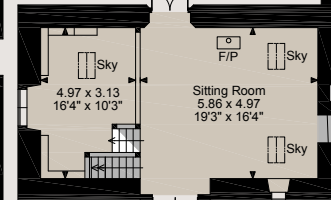
Hay Loft First Floor



Converted Barn



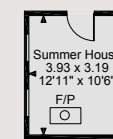
Basement



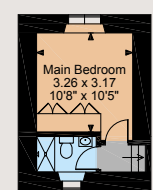
Ground Floor



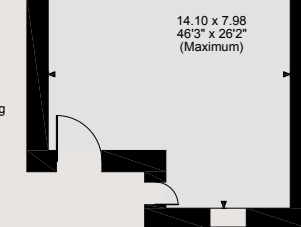
First Floor



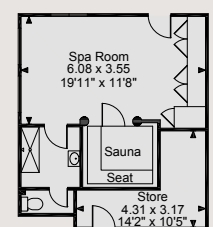
Summer House



Barn Lower Ground Floor



Holywell Cottage



Spa Room

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐☐ Denotes restricted head height

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