Llanfair Farm

Clifford, Nr Hay-on-Wye



Sunderlands

Llanfair Farm, Clifford, Hereford, Herefordshire, HR3 5EX

A charming, detached house with a wealth of character
Set in approximately 5 acres with stunning southerly views of the Black Mountains
Including a traditional stone barn
Found close to Hay-on-Wye



INTRODUCTION

Llanfair Farm is a delightful farmhouse full of charm and character found in the highly desirable village of Clifford close to the beautiful market town of Hay-on -Wye. The property offers generous five-bed accommodation set over three floors with two reception rooms and a conservatory which enjoys a southerly view. Set in approximately 5 acres including a paddock to the south and east with separate roadside access, there is also a traditional stone barn with potential for conversion subject to the necessary planning consents.



SITUATION

The village of Clifford is found approximately 2½ miles to the north-east of Hay-on-Wye, nestled above the Wye Valley with services which include a primary school, a church and community centre.
The property is also within the catchment area of the popular secondary education Fairfield High School in Peterchurch.
The nearest services and facilities can be found in Hay-on-Wye, a delightful market town and popular tourist destination known around the world as the "town of books" and famous for its annual literary festival held in May.
Hay is a vibrant town offering facilities including a medical practice, two dental surgeries, a supermarket and a primary school. There is also a range of cafés, restaurants and public houses along with a variety of independent boutique shops, a post office, library and a cinema. There is also a bustling outdoor market held every Thursday.
A more extensive range of services can be found in the market town of Brecon and Cathedral city of Hereford. The nearest rail links are found in Hereford and Abergavenny.



THE ACCOMMODATION

The property is entered via the front door to the entrance hallway which opens out into the main hall with exposed beams and an impressive carved oak staircase leading to the first floor.

The hallway leads through to a spacious sitting room and dining area boasting a wealth of character features, including a striking fireplace with a woodburning stove. The room is beautifully appointed with exposed timber beams and attractive wooden flooring throughout. Benefitting from dual aspect windows to the south and an additional aspect, the room enjoys an abundance of natural light, creating a bright and airy ambience.

A door provides direct access to the outside, ideal for indoor-outdoor living during warmer months.

From the hall, a door leads into the conservatory which is glazed on three sides enjoying fabulous views.

Adjacent, the drawing room offers a warm and welcoming retreat, featuring a characterful fireplace with a woodburning stove as its focal point. Fitted cupboards provide practical storage, while windows to the east and south flood the room with natural light, enhancing the sense of space and comfort.

From the dining area, a doorway opens into an inner corridor which gives access to a practical utility room, a separate laundry room, and a downstairs cloakroom.

A further door from the inner hall leads directly to the outside, providing excellent convenience for day-to-day living.



















The inner hallway also offers dual access into the stunning kitchen/breakfast room — a truly delightful space that blends functionality with period charm. This impressive room features a tiled floor, a former inglenook fireplace housing an oil-fired Aga, and a comprehensive range of fitted units complemented by granite work surfaces. Windows to three aspects, along with a fully vaulted ceiling, flood the space with natural light, creating a wonderfully bright and homely atmosphere.

A staircase from the hallway rises to the first-floor landing, where the main bedroom suite is found immediately to the left. This spacious principal bedroom enjoys far-reaching views, and benefits from a walk-in wardrobe and a well-appointed en-suite bathroom comprising a panelled bath, wash basin, and W.C.

Two further double bedrooms are located on this floor, served by a generous family bathroom complete with a bath with shower over, a separate shower cubicle, W.C., and wash basin. An airing cupboard housing the hot water cylinder is also situated within the bathroom.

A secondary staircase leads to the second floor, offering two further bedrooms. One of these is a through-bedroom leading to bedroom four, which enjoys wonderful views from multiple aspects, including an east-facing window.

Overall, the accommodation is beautifully presented and offers a superb blend of period charm and modern convenience, making it an exceptional family home.







FLOORPLAN

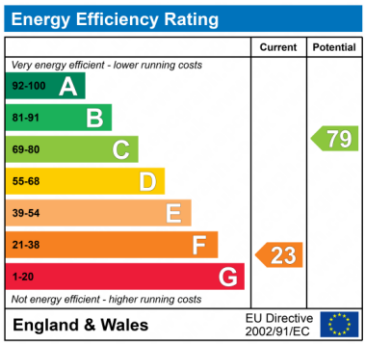
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Ground Floor
Approximate Floor Area
2085 sq. ft
(193.79 sq. m)

First Floor
Approximate Floor Area
978 sq. ft
(90.86 sq. m)

Second Floor
Approximate Floor Area
610 sq. ft
(56.71 sq. m)



Approx. Gross Internal Floor Area
Main House = 3673 sq. ft / 341.36 sq. m

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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OUTSIDE

The property is approached via a quiet village lane, opening into a generous gravelled parking and turning area with attractive stone wall frontage and pedestrian access through the front garden.

Set to one side is a stone barn, comprising three distinct sections: Stable (5.76m x 4.21m), Middle with sliding door (8.37m x 5.47m), Hay barn (7.56m x 5.90m) and a Dutch barn of steel frame construction (13.57m x 5.95m) and a steel lean to (5.90 x 5.99m). These barns offer scope and potential for conversion, subject to the necessary planning consents.

The gardens are a particular highlight, thoughtfully landscaped with well-stocked herbaceous and floral borders, interspersed with mature trees and shrubs. The level lawns enjoy a sunny southerly aspect and benefit from wonderful views across the adjoining paddocks, creating a peaceful and private setting.

Beyond the garden, the land extends to approximately 3.7 acres of gently sloping paddocks, with roadside access and a field shelter located to the south. This excellent parcel of land is ideally suited for equestrian use, hobby farming, or the keeping of a small number of livestock.









SERVICES

We are advised that the property is connected to mains water, mains electric, and private drainage with oil-fired central heating. Please note the services or service installations have not been tested.

TENURE

Freehold with vacant possession upon completion.

COUNCIL TAX

Herefordshire Council Tax Band "G"

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.

OVERAGE PROVISION

There will be an overage provision for any additional residential developments, further information on this can be made available from the agents.

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 misstatement 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 a 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.

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.
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DIRECTIONS

From Hay-on-Wye, take the B4350 in a northeasterly direction towards Clifford. On entering Clifford take the first right up Church Road. Continue uphill and Llanfair Farm is the last property on the right before the church.

What3Words reference //caps.flaked.stalemate


N
159.8m
Llanfair Farm
Lych Gate
Prospect Place
SD
St Mary's Church
NOT TO SCALE
FOR IDENTIFICATION ONLY
144.8m
0m
20m
40m
60m
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