FAIR OAK

BACTON, HEREFORDSHIRE



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BACTON, HEREFORDSHIRE, HR2 0AT

SET IN AN OUTSTANDING POSITION WITH A BREATH-TAKING PANORAMA OF THE BLACK MOUNTAINS

"One of the best views in creation" - Geoffrey Moorhouse, travel writer

FAIR OAK FARMHOUSE

SUBSTANTIAL PERIOD STONE FARMHOUSE | 5/6 BEDROOMED | TRADITIONAL FEATURES THROUGHOUT | LANDSCAPED GROUNDS

HOLIDAY COTTAGES & ANNEXE

GRADE II LISTED HOLIDAY COTTAGE & ANNEXE | COMPLETED TO HIGH STANDARD | MOUNTAIN VIEWS | HISTORIC FEATURES THROUGHOUT

FARM BUILDINGS

RANGE OF TRADITIONAL STONE & TIMBER GRADE II LISTED BUILDINGS | RANGE OF MODERN STEEL PORTAL FRAMED GENERAL PURPOSE BUILDINGS | 12M ROUND OUTDOOR TRAINING ARENA

FAIR OAK CIDER

CIDER PRESS RESTORED IN 2014 | HORSE POWERED CIDER MILL & PRESS| EXISTING CRAFT CIDER BUSINESS

LAND

AROUND 74.45 ACRES OF GRASSLAND | 10 ACRES OF WOODLAND & BROOK | 1.46 ACRE TRADITIONAL ORCHARD | 1.38 ACRE OF GARDENS, GROUNDS AND DRIVEWAY

IN ALL ABOUT 87 ACRES (35.25 HECTARES)

OFFERS IN THE REGION OF £1,750,000

Sunderlands

Situation

Fair Oak occupies a peaceful and private rural position at the bottom of a sweeping drive on the edge of the small hamlet of Bacton, set within the rolling countryside of south-west Herefordshire. The landscape is shaped by traditional pasture, mixed farmland and wooded hillsides, with the Black Mountains forming a striking backdrop to the west. The area is sparsely populated and approached via quiet country lanes, offering strong privacy while remaining well connected to nearby villages.

Everyday services are readily available in Ewyas Harold, which offers an excellent range of village amenities including a well-stocked shop, two traditional butchers, a post office, a popular village pub, a GP surgery, a veterinary practice and recreation facilities. Further local conveniences can be found in Longtown, home to its renowned village shop and deli, and in Peterchurch, which provides additional shops, cafés, a medical centre and other useful services. The property is a short drive to Hay-on-Wye, an internationally renowned market town celebrated for its independent bookshops and the annual Hay Festival of Literature and the Arts, which attracts visitors from around the world.

The area benefits from an exceptional range of schooling options, making it particularly attractive for families seeking both quality and choice. Locally, the village is served by Fairfield High School (rated Outstanding), renowned for its strong academic standards and supportive community ethos, alongside Michaelchurch Escley Primary School, a charming village school known for its nurturing environment and small class sizes. The Steiner Academy Hereford also lies close by, offering one of the UK's leading Steiner educations with a distinctive, holistic approach set within a beautiful rural campus. The Ofstead "Outstanding" rated Hereford Sixth Form College, is highly regarded on a national level and renowned for its academic excellence and long-established above average success in preparing students for Oxford and Cambridge.

For independent education, the region is equally well provided for. Hereford Cathedral School delivers excellent academic results and a rich co-curricular programme, while Haberdashers' Monmouth School offers a prestigious day and boarding option with over four centuries of heritage, celebrated for its academic strength, outstanding pastoral care and vibrant extracurricular life.

Hereford, approximately 14 miles to the north-east, provides comprehensive retail, educational and transport facilities. The surrounding Golden Valley offers extensive opportunities for walking, riding and outdoor pursuits, with open countryside and the Brecon Beacons National Park within easy reach.



Hereford 14.5 miles | Hay-on-Wye 12.3 miles | Abergavenny 17 miles | Ross-on-Wye 19.3 miles | M50 32.5 miles

Fair Oak History

Fair Oak Farm has a long and characterful history, shaped by centuries of agricultural use and the families who have cared for it. Previously part of a wider Golden Valley estate, it evolved through traditional mixed farming, orcharding and small-scale rural industry, with its stone buildings reflecting successive periods of adaptation and craftsmanship. Over time it developed into a self-contained holding centred around pasture, orchards and a group of vernacular farm buildings. A notable chapter is the restoration of the 17th-century cider mill and the revival of traditional cider-making, reconnecting the farm with a craft long rooted in the area, while the sensitive conversion of the former farm buildings into holiday cottages adds a more recent layer to its story, allowing others to enjoy the landscape, heritage and tranquillity of Fair Oak.

Fair Oak Farmhouse

This beautiful period stone farmhouse, dating back to the 17th Century with 19th-Century additions, offers a blend of period character, rural tranquillity and architectural appeal. Constructed in handsome, warm-toned stone under a pitched slate roof, the property has an immediate sense of permanence and heritage, enhanced by its symmetrical façade, traditional timber windows and twin brick chimneys. The approach is particularly attractive, with a box hedge, established shrubs and a gravelled forecourt creating a welcoming first impression.

Entrance Hallway

Impressive entrance hallway with traditional solid wood floor, exposed wall timbers and stable door leading to:



Kitchen/Breakfast Room

A warm and inviting farmhouse kitchen sits at the heart of the home, combining traditional materials with generous space for everyday living and entertaining. Terracotta tiled flooring and a wealth of exposed timber ceiling beams create an immediate sense of period charm, while a striking exposed stone wall forms the backdrop to an impressive inglenook fireplace with oak beam over. Housing a traditional range cooker within its stone surround and timber lintel, the fireplace provides both a practical heat source and a strong visual focal point.

Large Living Room

A beautifully appointed living room centred around a substantial stone fireplace with a timber beam above, fitted with a Clearview wood-burner, and complemented by wood floorboards that bring warmth and character to the space. Large dual-aspect windows, each with deep window seats, draw in abundant natural light and views over the surrounding gardens.

Dining / Play Room

Stable door to a versatile dining room or play room featuring dual-aspect windows that provide excellent natural light, together with a charming small wood-burning stove set against exposed timbers. Built-in cupboards offer practical storage while enhancing the room's traditional character, creating a warm and flexible space suited to a variety of family uses.












UXBRIDGE
BY TRAM



Office
beautiful oak door with window overlooking rear garden, exposed timbers and views towards the Black Mountains, with glazed door leading to the garden,

Cloakroom
with low flush toilet and wash hand basin.

Utility Room
Traditional stone steps lead down to a useful utility room housing the Worcester boiler and a fitted larder cupboard, together with plumbing for a washing machine and dryer. Additional kitchen units incorporate a sink, and a window enjoys an attractive outlook towards the Black Mountains.

Porch
A practical porch area with an attractive outlook towards the Black Mountains, featuring a door to the outside, plentiful coat hooks and space for boots, creating an ideal transition zone for country living.

Staircase to

Western wing
The western wing of the house forms a distinct and highly versatile area of accommodation, offering excellent potential for ancillary use, multi-generational living or a dedicated home-working suite. Historically arranged as a self-contained flat, it includes a generous reception room, double bedroom and bathroom, all enriched with exposed oak beams and enjoying independent external access via a metal staircase.

Bedroom 5
A well-proportioned double bedroom featuring in-built cupboards, exposed beams and a window enjoying an attractive outlook towards the Black Mountains. A doorway leads through to:

Bathroom
fitted with a pedestal wash basin, toilet and cubicle shower, this bathroom also features a skylight that enhances natural light together with useful in-built storage.





Office/Bedroom
An impressive room distinguished by its traditional curved oak ceiling beams, enhanced by a skylight and a window that captures views towards the Black Mountains. A door leads directly to the external staircase, adding both practicality and independent access to this characterful space.

Gallery Landing
A feature traditional oak-galleried landing flooded with natural light, incorporating a loft hatch with drop-down ladder and an airing cupboard, complemented by arched ceiling details along the hallway, and leading to:

Bedroom 4
A small double bedroom featuring a charming window seat overlooking the front garden and pond, creating an inviting and peaceful outlook.

Main Bathroom
A well-appointed bathroom complete with a wood-panelled bath with shower attachment, wash hand basin and toilet, complemented by a large window overlooking the front garden that brings in excellent natural light.

Bedroom 1
Master bedroom with inbuilt wardrobe and window over looking the front garden, internal door to family bathroom.

Bedroom 2
double bedroom with a door to the shared ensuite, window over looking front garden.

Shared En-suite
a well-appointed shower room with a walk-in shower, toilet, wash hand basin and towel rail, complemented by a window looking towards the orchard that brings in natural light.

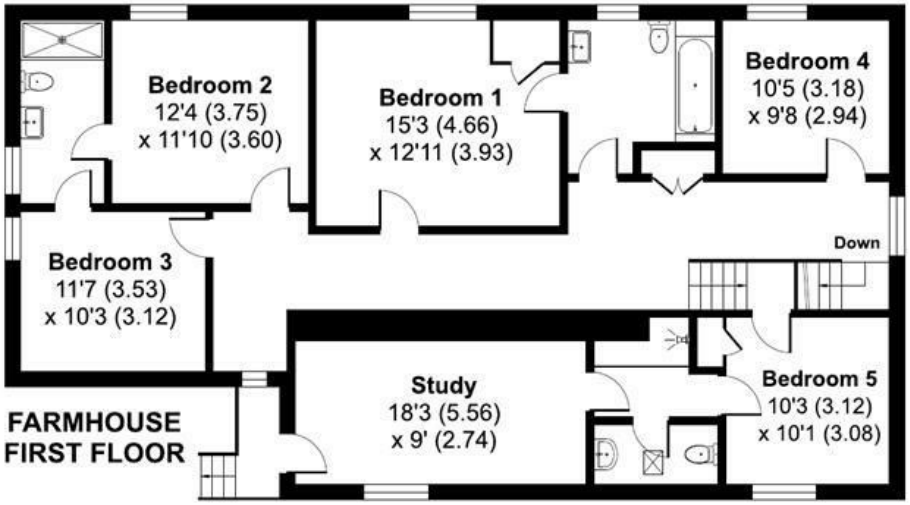
Bedroom 3
A charming bedroom with traditional solid wood floorboards and a feature fireplace, complemented by a window overlooking the orchard and exposed timber beams that enhance the room's character, with a door leading through to the shared ensuite.

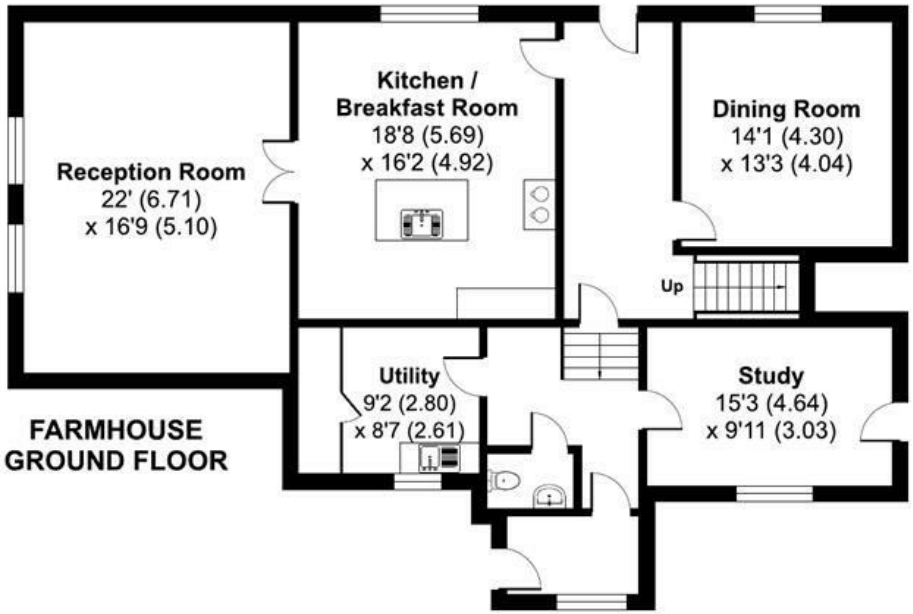
Basement Cellar
The substantial cellar is accessed from the rear terrace, where stone steps lead down to an a flagstone floor and low ceilings supported by historic timber beams, creating an authentic period feel. Natural light filters in through small windows, and the area provides highly useful storage or potential for further conversion, subject to any necessary consents. The original internal stone staircase remains in place but was blocked by previous owners and could be reinstated if desired.

Fair Oak, Hereford, HR2

Farmhouse = 2945 sq ft / 273.6 sq m

For identification only - Not to scale





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Sunderlands. REF: 1440072

Farmhouse Grounds

The grounds combine formal structure with natural charm, the front of the farmhouse framed by mature box-hedged flower borders, a hardcore path and a paved seating area overlooking the natural pond. To the rear, a stone-walled patio provides a sheltered outdoor space, with stone steps descending to a formal courtyard of weathered flagstones centred around a circular pond and enclosed by established flower borders, with a gateway leading through to a private lawn and wider gardens.

Holiday Cottages & Annexe

The current owners converted this 16th Century former original Tudor farmhouse, now known as The Bourbon, into two semi-detached one bedroomed holiday cottages which is now let as a single larger cottage. The barn known as 'The Dairy' was developed initially as an Annexe to the main farm but has been let as an additional holiday let. The barns have been carefully and thoughtfully converted to complement the Grade II Listed status of the two barns whilst incorporating modern touches such as wood-burning stoves, underfloor heating. Each holiday cottage has its own private seating area and garden with far-reaching stunning views towards the Black Mountains.

Holiday Cottages - Bourbon

The Bourbon is an idyllic Grade II Listed cottage with 16th-century origins, later enlarged in the 18th and 19th centuries, combining rustic character with sensitively executed restoration.

A mix of stone and timber under a pitched slate roof gives the exterior its warm, handcrafted feel, while large windows and a timber-framed glass entrance door open into a spacious main living room with soaring restored oak beams, flagstone floors with underfloor heating and picture windows framing views of the Black Mountains. Three steps lead down to a well-equipped cream shaker kitchen with French doors to the south-facing terrace, alongside a bathroom with bath, and basin. The timber staircase rises to a mezzanine bedroom overlooking the surrounding fields and orchard, complete with ensuite.

A traditional large doorway links to the additional accommodation, where a beamed sitting room centres on an imposing stone fireplace with original bread oven, complemented by a second kitchen. Above is a further bedroom with a handcrafted oak king-size bedstead and a bathroom across the landing. Outside, the south-facing terrace leads into a charming cottage garden with a flagstone dining terrace and far-reaching views towards the Black Mountains and Hay Bluff.























The Dairy - Annexe

The Grade II Listed barn conversion known as The Dairy has been exquisitely restored, using traditional craftsmanship to showcase its original sandstone walls, oak lintels, massive beams and timber framing, all complemented by fine new joinery and modern comforts. The ground floor forms a generous open-plan living space with flagstones, underfloor heating and a woodburner, together with a well-equipped shaker-style kitchen featuring a wood worktop, butler sink and south- and west-facing windows. Above, the former hay loft has been reimagined as an inviting mezzanine bedroom with an oak bed, far-reaching views and a luxurious bathroom with wood-panelled bath and shower over.

The Dairy is treated as ancillary accommodation to the Farmhouse but has previously been used as an additional self-catering holiday cottage.

Fixtures & Fittings

We understand that the sale includes the holiday cottage fixtures, fittings and chattels, subject to a small number of exclusions. Further details are available from the selling agents.







Farm Buildings

The farm buildings form an attractive group of predominantly Grade II Listed Farm Buildings with central open gravelled yard.. An L-shaped range of timber-framed buildings, part timber-clad and part stone beneath corrugated sheet roofing, borders a broad gravelled parking area. The stone section carries the solar panels and houses the cider press and stone wheel, still actively used for the Fair Oak Cider operation.

The traditional timber-framed, timber-clad outbuildings include an open cart-house bay and impressive high roof structures. The stone barn is naturally lit by a series of small square ventilation windows set into the rear elevation. The scale and character of these buildings suggest excellent potential for a variety of alternative uses or future conversion, subject to all necessary consents.

To the rear, a modern lean-to adjoins the traditional barns, set at a lower floor level with concrete block walling and part concrete flooring, providing additional practical space within the group.

Equestrian Potential

The farm offers excellent equestrian potential, with plentiful grazing and adaptable buildings, together with a purpose-built outdoor 12-metre round training arena, ideal for groundwork and private training, all set within a practical and well-arranged rural holding suitable for personal equestrian use, subject to any necessary consents.

Fair Oak Cider

Fair Oak Cider contributes a distinctive and ready-made lifestyle business to the property, established by the current owners in 2014 when they restored the 17th-century stone cider mill to full working order. It is understood to be the only remaining horse-powered mill producing commercially sold cider in the UK. The great stone wheel continues to turn in the traditional way, with apples crushed slowly to create small-batch cider with a strong sense of heritage and place. In autumn, the cider-making becomes a seasonal spectacle, with visitors invited to watch or even lend a hand, while the adjoining converted cider room offers an atmospheric setting for tastings, storytelling and showcasing the craft. The cider is sold at shops around the county and at shows.. The Fair Oak Cider brand can be continued by purchasers should they wish, offering an appealing lifestyle and business opportunity alongside the property, but with no obligation to do so.

https://fairoakcider.co.uk/

The bottling room is a delightful characterful room which would suit a variety of purposes such as an exercise room, yoga studio, painting or pottery studio, subject to any necessary consents.







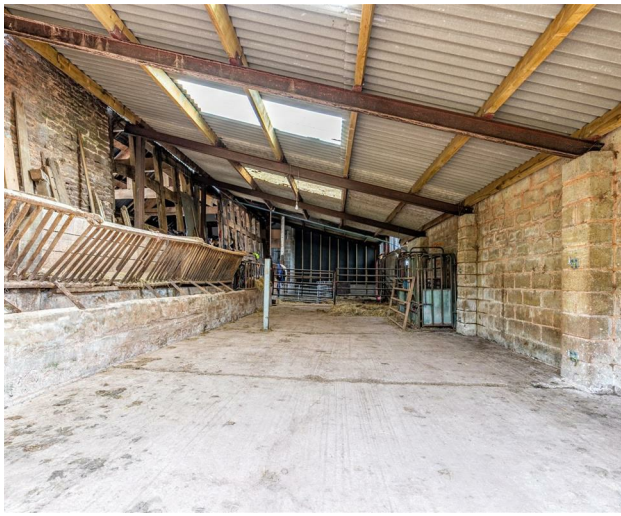


Fair Oak, Hereford, HR2

The Bourbon = 1292 sq ft / 120 sq m
The Dairy Annexe = 556 sq ft / 51.6 sq m
Outbuilding = 3931 sq ft / 365.2 sq m
Total = 5779 sq ft / 536.8 sq m

For identification only - Not to scale











Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Sunderlands. REF: 1440072

Land

The farm extends to approximately 87.3 acres in total, comprising around 74.45 acres of productive grassland, 1.46 acres of traditional orchard, 10 acres of woodland and stream, with the balance made up of the farmhouse, cottages, buildings, yard and private drive. The farmhouse occupies a commanding central position within its landholding, giving the purchaser complete control over the immediate environment and convenient access to many of the enclosures directly from the farmyard or farm lane. The land benefits from water supply from either troughs or the Dulas brook.

The land slopes gently to the south-west, creating a naturally sheltered setting and falling towards the Dulas Brook, which forms the western boundary. It has been well managed in recent years, combining traditional and modern farming practices, and is in excellent heart: productive pasture sits alongside areas of natural woodland and habitat that support abundant wildlife, enlivened each spring by carpets of glorious bluebells. Two traditional apple orchards lie conveniently close to the farmhouse.

Rising from approximately 500 to 700 feet above sea level, the holding comprises loamy, clayey soils of moderate to high fertility, capable of producing high-quality grass. The woodland and habitat areas offer clear scope to enhance amenity, sporting potential and eligibility for current countryside stewardship schemes.

The land is well supplied by natural springs, watercourses and strategically placed water tanks, and it is understood that mains water is available at the top of the farm drive.

Woodland & Dulas Brook

The Dulas Brook forms a truly enchanting natural feature, winding gently through the landscape with its clear waters, small cascading waterfalls and a traditional ford, creating a timeless rural charm. Its shaded banks provide natural drinking spots for livestock, while the adjoining meadows offer a haven for wildlife, home to thriving ant hills, leaky dams and a rich variety of moths, with the occasional otter spotted along the quieter stretches. The surrounding land and nearby woodland burst into colour through the seasons, carpeted with bluebells, wild garlic, wood anemone, wild thyme and other native wildflowers, creating an ever-changing tapestry that enhances the tranquillity and biodiversity of this remarkable setting.

Tenancies

The land will be sold with the benefit of vacant possession upon completion.









Access
The property benefits from a private sweeping tree lined driveway to the farm. The northern parcels benefit from road frontage and separate road access.

Services
The property benefits from a combination of private and mains services. It is understood that mains water is available at the top of the drive but not currently connected, while the farmhouse, ancillary accommodation and parts of the land are supplied by a private water source located within the holding.

The dwellings are connected to mains electricity, with private drainage, oil-fired central heating and a number of wood-burning stoves providing additional warmth and character. Both The Bourbon and The Dairy enjoy underfloor heating at ground-floor level, enhancing comfort and efficiency. The traditional barn carries a 3.76KW array of roof-mounted solar panels, contributing to the property's energy resilience.

The property currently utilises Starlink internet.

EPC Ratings
Fair Oak Farmhouse:- Band
Bourbon Band - Band (xx)
The Dairy - Band E (50)

Wayleaves, Rights of Way and Easements
The property will be sold subject to any wayleaves, easements, public or private rights of way and covenants and all outgoings whether mentioned in these sale particulars or not.

There are two public footpaths crossing the property, further information available from the agent.

Local Taxation
The farmhouse is Council Tax Band E

Bourbon has a rateable value for Business Rate purposes of £3,200. We understand the Dairy is not currently rated.

Environmental Schemes
The land is currently entered into an Entry Level plus Higher Level Stewardship agreement, running until 31 March 2028. The agreement includes a range of environmental options, including permanent grassland with low inputs, species-rich grassland, creation of traditional orchards and hedgerow management. The Vendors have claimed and will retain the 2026 scheme payment. Further details regarding the agreement are available from the selling agents. The purchaser will be required to continue this scheme until its expiry in 2028.

The farm is also entered into the Sustainable Farming Incentive (SFI) option CLIG3: Manage grassland with very low nutrient inputs. This scheme is not transferable, but it demonstrates the holding's suitability for future environmental schemes, subject to availability.

Planning & Listing
No formal planning searches have been undertaken on the land. Full details of the planning history can be found on the local authority website.

We understand the farmhouse is not listed. The farm is subject to the following Listings:

Grade II Listed The Bourbon (List Entry Number: 1224883)
Grade II Listed The Dairy & adjoining Traditional Barn (List Entry Number: 1266601)
Grade II Listed Barn & Cider House (List Entry Number: 1266602)
Full information available via the Historic England website.

Local Authority
Herefordshire Council, Hereford, HR4 0LE.
Welsh Water Dwr Cymru, Mid Glamorgan, CF46 6LY.
National Grid, Vincent Carey Rd, Hereford, HR2 6LB.

Anti Money Laundering

The purchaser will be required to provide sufficient identification to verify their identity in compliance with anti-money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti-money laundering checks. This fee is payable at the time of verification and is non-refundable.

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. Photographs taken April 2026.

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.

Inconsistency

In the event that there is any variance between these particulars and the contract of sale, then the latter shall apply.

Misrepresentation

(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 prospective purchasers are recommended to obtain an independent survey report on this property.

Viewings

Strictly through the selling agents:
Peter Kirby & Katie Bufton
01432 356161 (Option 3)





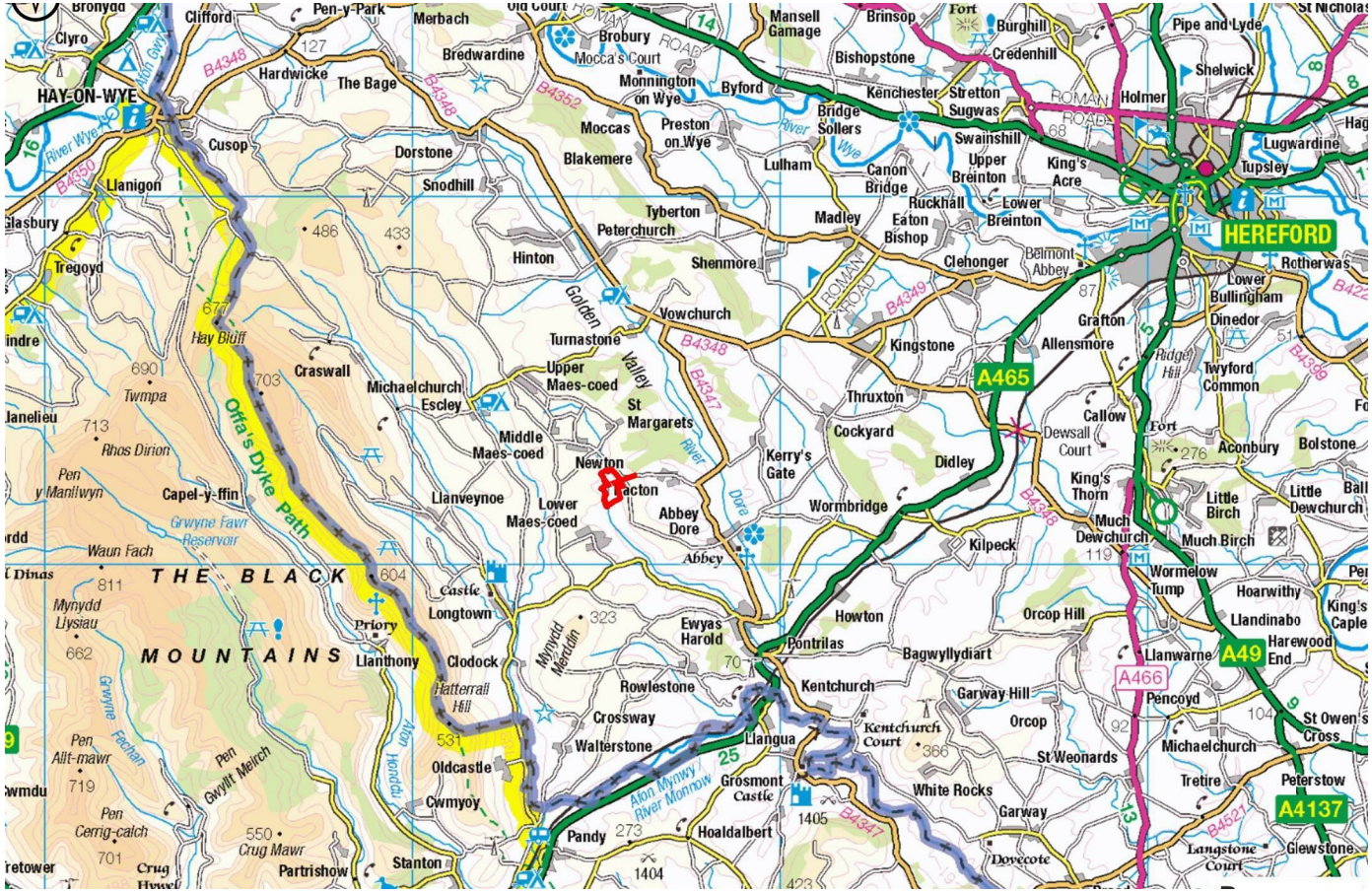


Directions

From Hereford, take the A465 towards Abergavenny. At Wormbridge, take the right turn, signposted Abbey Dore. After a couple of miles, at the T-junction by the pink cottage, turn left down into Abbey Dore. At the Abbey Dore T-junction, turn right onto the B4347 towards Hay. Soon after you pass the sign saying Bacton, turn left up the road signposted Bacton, Newton and St Margarets. Follow this road for a couple of miles uphill, past Bacton Church, out into open countryside. Eventually you come to a T-junction, and the farm is straight ahead of you.

What3Words:

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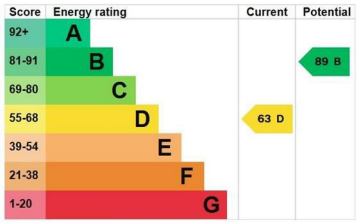


Sunderlands
Residential Rural Commercial

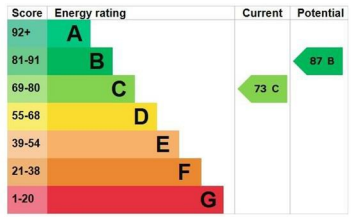
Hereford Office
Offa House, St Peters Square,
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Tel: 01432 356 161 (Option 3)

www.sunderlands.co.uk
Sunderlands Rural

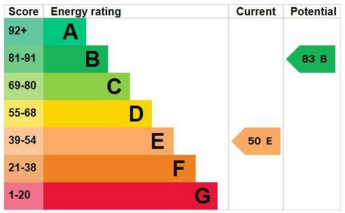
Fair Oak Farmhouse
EPC: D63



The Bourbon
EPC: C73



The Dairy
EPC: E50



rightmove find your happy

Zoopla.co.uk Smarter property search

RICS

The Property Ombudsman

NAEA

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.