

MIDDLE WENALLT

Llanigon, Hereford, HR3 5QD





3 Pavement House
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Middle Wenallt
Llanigon
Hereford
HR3 5QD

**FOR SALE AS A WHOLE
BY PRIVATE TREATY**



MIDDLE WENALLT, LLANIGON, HEREFORD, HR3 5QD

Hay-on-Wye 3.5 miles, Brecon 14.5 miles, Hereford 23 miles, Abergavenny 24.5 miles, Cardiff 56 miles

**A fantastic opportunity to acquire a charming farm in an idyllic rural setting
3 Bedroom Farmhouse | Traditional Stone Barn & Modern Buildings | 69 Acres |
| Spectacular Views**

FOR SALE AS A WHOLE BY PRIVATE TREATY



INTRODUCTION

Set within a quiet and unspoilt valley beneath the Black Mountains, this charming small farm extends to approximately 69.32 acres and enjoys a truly idyllic rural setting just five miles from the renowned market town of Hay-on-Wye.

Occupying a delightful south-facing position, the property comprises a traditional farmhouse set around a small courtyard, together with a substantial stone barn and the atmospheric ruins of a former outbuilding, offering considerable scope and potential for a variety of future uses, subject to the necessary consents.

The land is a particular feature, extending to around 69 acres in total, including approximately 19 acres of mature deciduous woodland, creating a rich and diverse landscape of natural beauty and wildlife habitat. The remaining pastureland provides excellent grazing and amenity value, ideally suited to those seeking a lifestyle property, small farming enterprise or conservation interest.

The farmhouse itself is full of character and period charm, retaining a number of distinctive original features including a winding stone staircase, an impressive oak screen and exposed roof timbers, all of which reflect the heritage and authenticity of the house. Whilst the property would now benefit from a programme of updating and modernisation, it offers an exciting opportunity to create a remarkable country home in an exceptional setting.

Rarely do properties of this nature come to the market, combining privacy, land, traditional buildings and breathtaking scenery, all within easy reach of Hay-on-Wye and the wider attractions of the Brecon Beacons and Welsh borders.



LOCATION

Middle Wenallt occupies an exceptional position within the foothills of the Black Mountains, forming part of the Brecon Beacons National Park (Bannau Brycheiniog), an area designated for its outstanding natural beauty and protected landscape. The setting offers a rare balance of seclusion and accessibility, being situated off a quiet lane with minimal passing traffic, ensuring a high degree of privacy and tranquillity.

Despite its peaceful rural position, the property is conveniently located just a short drive from the highly regarded market town of Hay-on-Wye, approximately 5 miles to the north. Hay-on-Wye is internationally renowned for its literary culture and annual Hay Festival, attracting visitors from across the UK and beyond. The town provides a comprehensive range of day-to-day amenities including independent retailers, bookshops, cafés, restaurants, public houses, a primary school, medical centre, dental practice, and a convenience supermarket, alongside a popular weekly outdoor market.

For broader connectivity, the cathedral city of Hereford lies approximately 20 miles to the east, offering a wider range of shopping, educational, and leisure facilities, as well as a mainline railway station with connections to Birmingham and London. The market town of Brecon is approximately 15 miles to the west, providing additional services and amenities.



ACCOMMODATION

A traditional timber entrance door opens into a welcoming hallway with quarry tiled flooring, immediately setting the tone for the character and authenticity found throughout the house. To one side lies the kitchen, fitted with a range of traditional units and centred around an oil-fired Aga, creating both a practical workspace and an inviting heart to the home. Timber detailing enhances the farmhouse feel, while beyond the kitchen a useful rear entrance and adjoining store provide ideal space for outdoor clothing and footwear after enjoying the surrounding countryside.

The principal sitting room is a particularly impressive space, distinguished by a remarkable oak screen forming one wall — a truly standout architectural feature that lends both warmth and historic character to the room. A feature fireplace further enhances the atmosphere, creating an inviting setting for relaxation and entertaining alike.

Alongside, the living room continues the period charm, with exposed ceiling beams and a traditional fireplace combining to create a cosy and intimate reception space. Steps descend from here to a third reception room, offering excellent versatility and ideally suited as a studio, music room or creative workspace.

The main staircase rises to a spacious landing bedroom area, from which there is access to a further bedroom featuring exposed stonework and timber detailing, together with a bathroom serving this part of the accommodation.

A second winding stone staircase leads to an additional bedroom, rich in character with exposed roof timbers and enjoying delightful views across the valley and surrounding countryside.





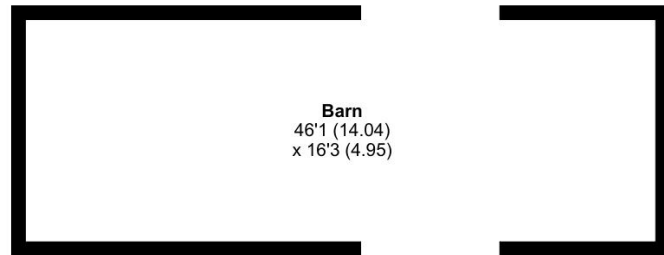
Middle Wenallt, Hereford, HR3

Approximate Area = 2171 sq ft / 201.7 sq m

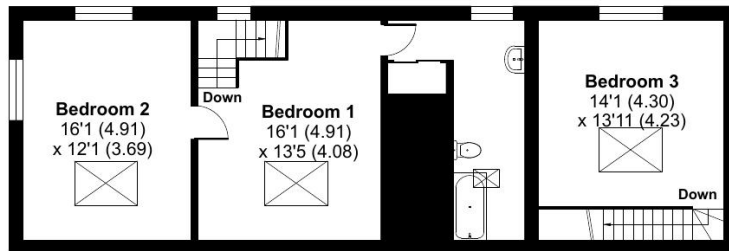
Outbuilding = 748 sq ft / 69.5 sq m

Total = 2919 sq ft / 271.2 sq m

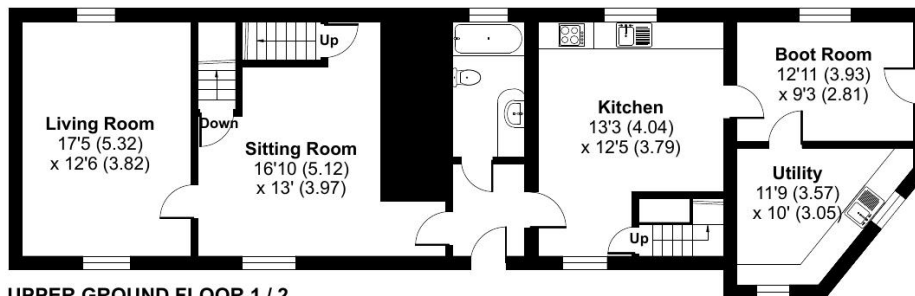
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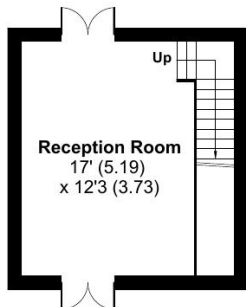
OUTBUILDING



FIRST FLOOR 1 / 2



UPPER GROUND FLOOR 1 / 2



LOWER GROUND FLOOR

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



OUTBUILDINGS

Alongside the courtyard is a traditional stone barn ideal for storage etc and alongside the entrance land a portal frame building measuring 8.7m x 8.7m with concrete floor and alongside a useful lean-to storage area.



THE LAND

The land extends an impressive 69.32 acres that comprises an excellent block of open pasture and mix of native and coniferous woodlands. The land is situated within one ring fence with the homestead situated at the heart of the property. The pasture consists of gently rolling enclosures that are located both sides of the private drive that leads to the farmhouse. The land is separated into very conveniently sized pastures for ease of management and are all capable of producing excellent fodder crops or being left to naturally rewild to create a conservation haven. To the immediate south of the property, the steeper parcels are occupied by approximately 18 acres of native woodland which provides a wonderful natural resource and natural habitat for a host of wildlife. There is also an additional plateau of land of approximately 15 acres beyond this woodland that offers some of the most stunning and far-reaching views over the surrounding landscape.





LAND PLAN – Middle Wenallt, Llanigon, Hereford, HR3 5QD





SERVICES & WATER

The property has the benefit of a mains electricity, private drainage and electric storage heaters. The property has the benefit of a borehole for the domestic water supply.

TENURE

Freehold with vacant possession upon completion.

TIMBER, WOODLAND, SPORTING AND MINERAL RIGHTS

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

BASIC FARM PAYMENT

The Basic Farm Payment Entitlements are not included but may be available by separate negotiation.

ASBESTOS

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

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.

MODE OF SALE

Middle Wenallt is being offered for sale as a whole by Private Treaty. Prospective purchasers should carry out their own enquiries to the Local Authority before making an offer.

COUNCIL TAX BAND

Powys County Council Band 'E'

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ANTI MONEY LAUNDERING

The successful purchaser/s will be required to provide sufficient identification to verify their identity in compliance with the Money Laundering Regulations. Please note that a small fee of £15 + VAT per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

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.

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, AREA 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.

HEALTH AND SAFETY

This is a fully working farm, all viewers are reminded that they should take all necessary care when making an inspection of the property including wearing appropriate clothing. 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.

VIEWING AND CONTACT DETAILS

Strictly by appointment with the agent only.

Contact Tel: 01497 822522

Office opening hours:

Mon-Fri 9.00am-5.00pm.

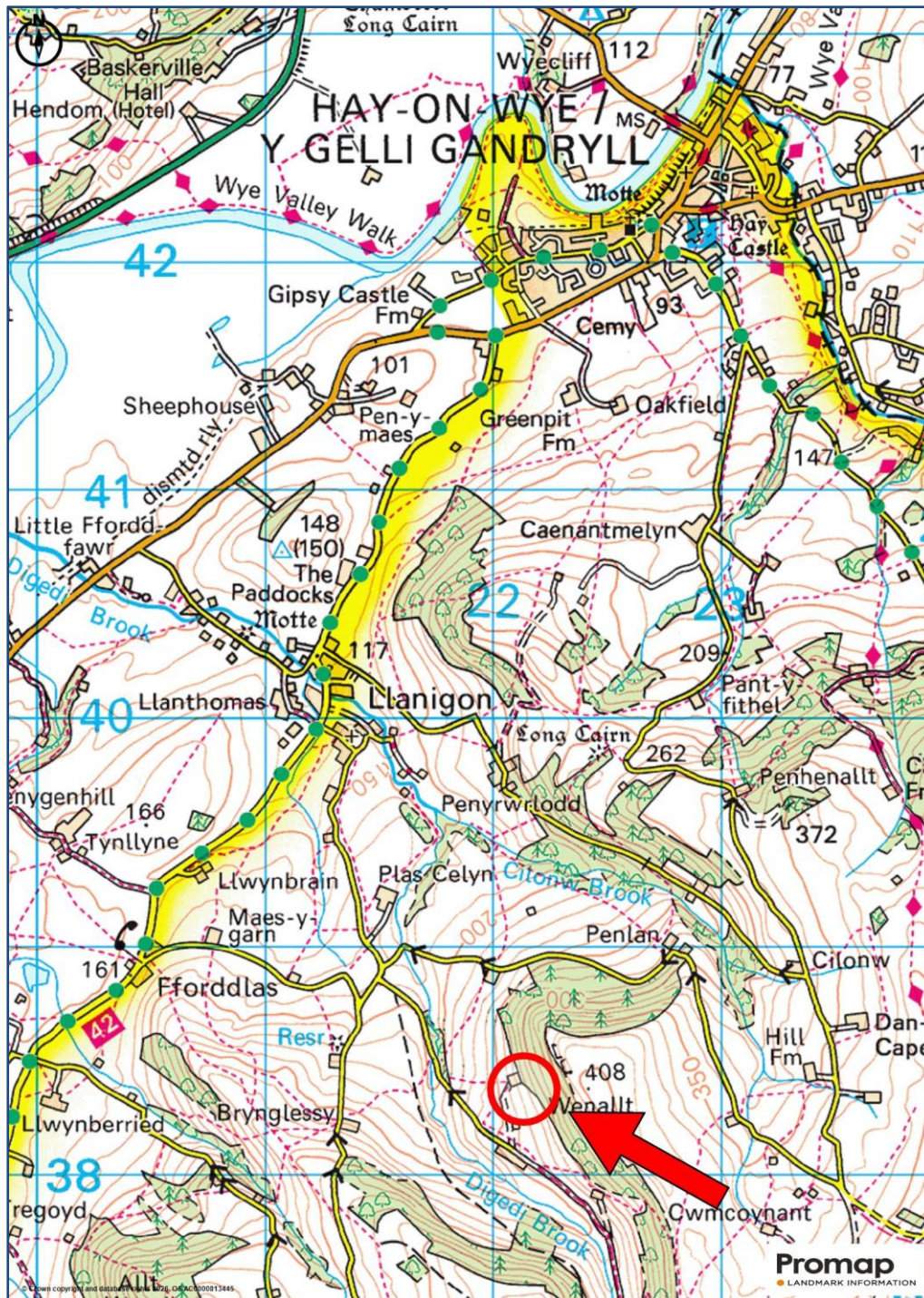
Sat 9.00am-12 noon.

Out of hours contact:

Matthew Nicholls 07811 521267 or

m.nicholls@sunderlands.co.uk





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		73
55-68 D		
39-54 E		
21-38 F	26	
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

