

Breese Barns

Dorstone, Hereford, HR3 6AS



**The Breese Barn
Dorstone
Hereford
Herefordshire
HR3 6AB**

- Idyllic setting in the Golden Valley with far-reaching views
- Exceptional detached barn conversion blending character and contemporary design
- Includes a beautifully appointed two-bedroom guest house
- Spacious principal residence with five bedrooms
- Set within two acres of landscaped and natural grounds
- Additional separate studio offering flexible use

**Hay-on-Wye 6½ miles
Hereford 14 miles
Abergavenny 24 miles**

INTRODUCTION

Set against the rolling backdrop of the Golden Valley, this remarkable detached barn conversion offers an exquisite balance of heritage, design, and lifestyle. Complemented by a beautifully appointed two-bedroom guest house and a separate garden studio, the property presents a rare opportunity to acquire a private rural retreat of both scale and versatility. The principal residence is defined by its volume and light, with a magnificent, vaulted living space, five bedrooms, and a generous kitchen designed for modern family living. Expansive glazing and carefully framed openings draw the surrounding landscape into the home, creating an ever-changing canvas of seasonal beauty. Extending to over two acres, the grounds provide both structure and freedom—formal gardens giving way to natural areas rich in wildlife, all set against far-reaching views across the valley. From the doorstep, a network of scenic walks unfolds, including routes to the much-loved local inn.

LOCATION

Nestled in the charming village of Dorstone, this property enjoys a peaceful yet connected setting within the historic Golden Valley.

Dorstone benefits from a thriving community, village hall, and church with the nearby village of Peterchurch providing a range of everyday amenities, including a village store, medical centre, community hub, and well-regarded schools.

The renowned market town of Hay-on-Wye is famed for its literary festival and vibrant cultural scene. Here, you'll find independent boutiques, cafés, a cinema, and a popular weekly market. The restored Hay Castle further enriches the area with a programme of events, exhibitions, and performances.

For outdoor enthusiasts, the Brecon Beacons National Park lies within easy reach, offering an abundance of recreational opportunities. The cathedral city of Hereford (approx. 14 miles) and Abergavenny (approx. 24 miles) provide wider transport links.





ACCOMMODATION

Approached via a sweeping gravel driveway, the house immediately conveys a sense of arrival. A handcrafted entrance door opens into a light-filled hall, where exposed stone walls echo the building's 18th-century origins.

The kitchen forms the natural heart of the home—generous in scale and beautifully appointed with bespoke cabinetry, inlaid wood surfaces, and integrated appliances. Designed for both everyday living and entertaining, it offers ample space for dining and relaxed seating, seamlessly connecting to a pantry, cloakroom, and a well-equipped utility and boot room with external access.

To the rear, a glazed garden room enjoys tranquil views across the grounds and provides a seamless transition between indoor and outdoor living. A characterful hallway leads to three ground floor bedrooms and a family bathroom, with the principal of these rooms benefitting from direct access outside, while the others offer flexibility for guests, family, or home working.

A bespoke spiral staircase rises to a striking galleried landing, where the architecture opens dramatically into a vaulted sitting room. Anchored by a wood-burning stove and framed by a substantial west-facing window, this space captures breathtaking views across the valley. Flowing from here, a more intimate snug offers a refined retreat—equally suited as a media room, library, or music room.

The first floor also hosts a generous guest bedroom with exposed stonework, an ensuite shower room, and independent external access, offering excellent flexibility. The principal suite is particularly impressive, enjoying triple aspect views, fitted wardrobes, and a well-appointed ensuite bathroom. Above, a useful loft area provides additional storage or creative space.







HODSON HOUSE ANNEX

Positioned across the driveway, Hodsons House offers a highly versatile additional dwelling, previously utilised as a successful letting property and equally suited for guest accommodation or independent living. The ground floor comprises an entrance hall with storage, leading through to a bright open-plan studio space with vaulted ceiling, fitted units, and sliding doors that invite in natural light. This level also includes a double bedroom and a shower room. The first floor features a gallery-style bedroom alongside a further bathroom, creating a comfortable and self-contained living environment.



OUTSIDE

The grounds are a defining feature of the property, extending to approximately 2.23 acres and thoughtfully arranged to balance formal landscaping with natural beauty. Immediately surrounding the house are manicured lawns, established borders, and a terrace with an ornamental pond, ideal for outdoor entertaining. Beyond, the gardens transition into more relaxed, wildlife-friendly areas, leading to a magnificent mature copper beech and gently sloping land that enhances the sense of space and seclusion.

A standout addition is "The Dorstop," a striking contemporary conversion of a former swimming pool into a gym and leisure space. With bifold doors opening onto a terrace, it enjoys uninterrupted views across the valley and offers further potential for a variety of uses. Additional storage rooms are located to the rear.

A separate orchard garden with fruit trees provides further charm and can be allocated for exclusive use by the guest house if required.





VENDOR INSIGHT

We fell in love with the craftsmanship and character of Breese Barns, and our beautiful home has continued to delight us.

Observing the changing seasons, enjoying stunning sunsets after BBQs, watching shooting stars whilst listening to owl's hoot; our views and gardens have offered us much.

Family in tow, we regularly walk up to Arthur's Stone, just as enchanting in snow as in the early morning summer sun.

We came for an adventure and got it. We are now proud honey and mead makers, and apple juice and cider sellers.

We are surrounded by peace and beauty, and will miss this, as well as friendly Dorstone, and the wonderful independent culture, spirit and cheese toasties of Hay.

SERVICES

The property is connected to mains electricity, mains water and private drainage. The main house heating is provided by a ground source heat pump. The annex has an LPG gas boiler and the studio room has a redundant LPG gas system. The property is also fitted with PV Photovoltaic panels with a feed-in tariff. Please note that the services or service installations have not been tested.

TENURE

Freehold with vacant possession upon completion.

COUNCIL TAX

Herefordshire County Council Band 'F' - House
Herefordshire County Council Band 'A' - Annex

MOBILE & INTERNET CONNECTION

Please refer to Ofcom by using the following link:
www.checker.ofcom.org.uk.

DIRECTIONS

What3Words ///prank.cuff.bongo

ANTI MONEY LAUNDERING CHECKS

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.

NOTES

Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out

by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

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REGISTERED OFFICE: Offa House, Hereford.
HR1 2PQ REGISTERED NO: OC338911



Breese Barns, Dorstone, Hereford, HR3

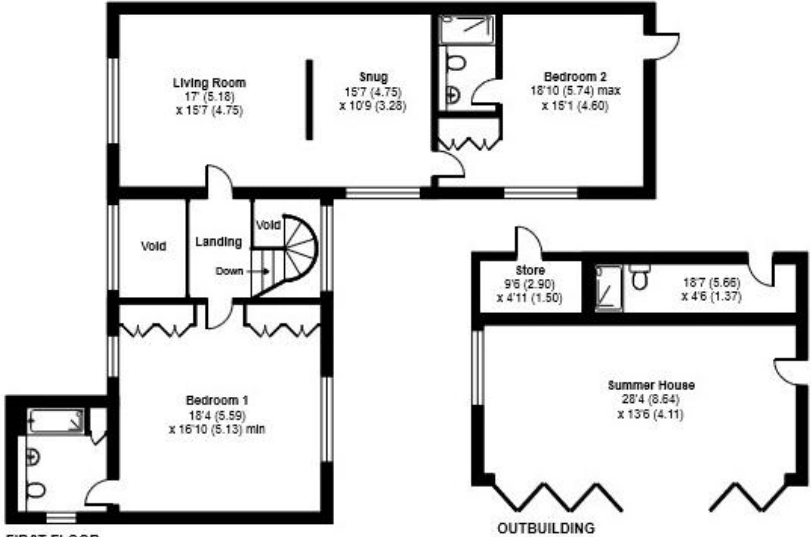
Approximate Area = 2886 sq ft / 268.1 sq m (excludes void areas)

Annexe = 1093 sq ft / 101.5 sq m

Outbuilding = 543 sq ft / 50.4 sq m

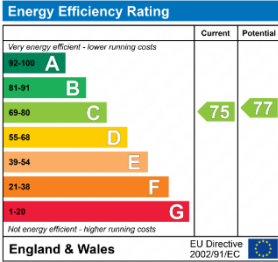
Total = 4522 sq ft / 420 sq m

For identification only - Not to scale

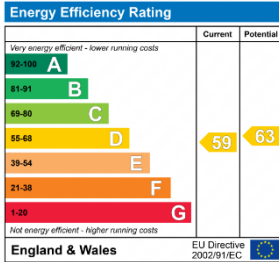


FIRST FLOOR

OUTBUILDING



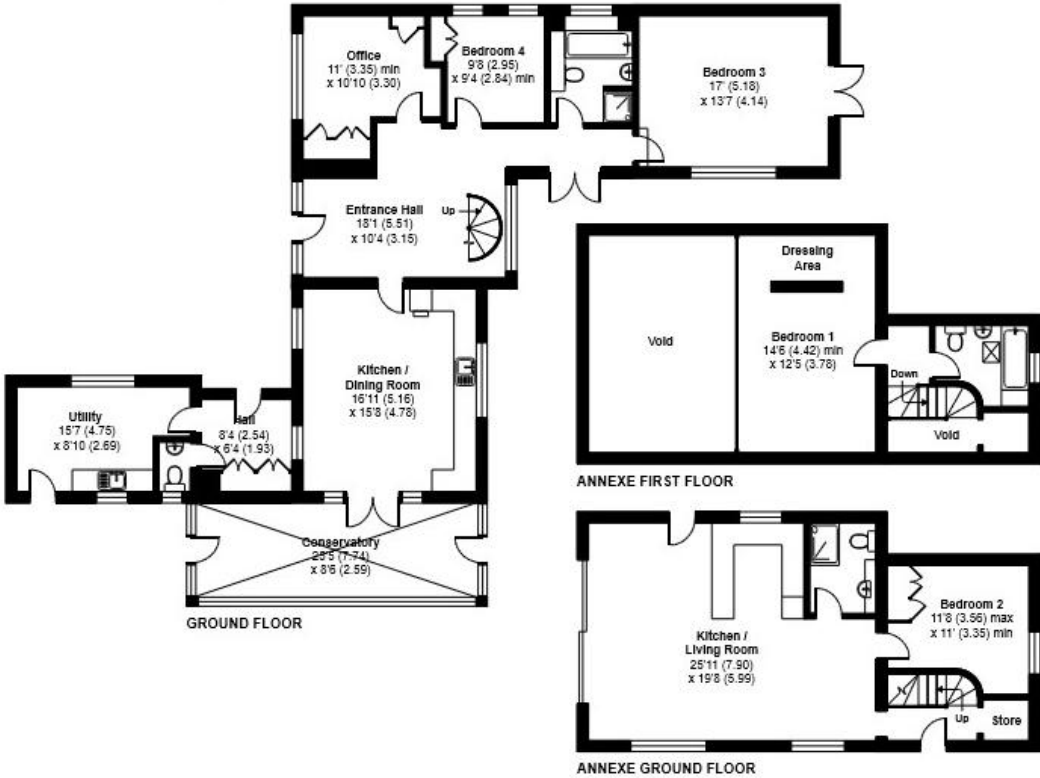
Main House



Annex



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GROUND FLOOR

ANNEXE FIRST FLOOR

ANNEXE GROUND FLOOR



