

DOLVACH FARM

BREDWARDINE, HEREFORD HR3 6BZ



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A rare opportunity to acquire a rural smallholding with outstanding views of the surrounding Herefordshire countryside.

HOUSE

3 bedroomed Farmhouse | Exceptional views of the surrounding countryside | Elevated rural position | Traditional features

FARM BUILDINGS AND GROUNDS

Modern timber frame building | Traditional building

LAND

Grade III Pasture land | Level and gently sloping | 8.36 acres | Ring fenced

IN ALL ABOUT 8.93 ACRES (3.61 HECTARES)

OFFERS IN THE REGION OF £850,000



Location

Dolvach Farm is situated in an elevated position 0.5 miles to the west of the village of Bredwardine just off Arthurs Stone Lane. The property lies within a rural area characterised by agricultural land and scattered farmsteads, with access via local country lanes connecting to the B4352. The farm is situated around 12 miles west of Hereford and approximately 8 miles east of Hay-on-Wye, providing access to regional services and amenities. The Farm's position offers stunning panoramic views over the Wye Valley and far beyond.

Bredwardine is a very popular area for people following Kilvert's walks, or visiting grave of the well-known cleric and diarist Francis Kilvert, viewing Arthur's Stone, a 5,000-year-old Neolithic chambered tomb, sometimes reputed to be the inspiration for the Stone Table in C.S. Lewis's *The Chronicles of Narnia* or whilst visiting the World renowned Hay Literacy Festival.

Description

Dolvach Farm is an attractive smallholding centred on a characterful part stone and brick-built cottage dating from 1829, with later additions, now offering a wonderful opportunity for sympathetic modernisation. The property offers stunning panoramic views and is set within approximately 8.93 acres of gently sloping pastureland, enjoying a picturesque setting with mature woodland and established boundaries. Complementing the holding is a modern farm building and a detached traditional stone building, providing useful versatility for livestock, storage or, subject to the necessary consents, potential alternative uses.



Hay-on-Wye 8 miles | Hereford 13 miles | Abergavenny 26 miles | Worcester 39 miles | Gloucester 44 miles

Dolvach Farmhouse

Dolvach Farm comprises a charming brick-built house set beneath a slate roof, believed to date originally from 1829, with later alterations and an extension undertaken in the 1990s. The property offers well-proportioned accommodation including a kitchen, utility, bathroom, two reception rooms and a conservatory to the ground floor, with three bedrooms to the first floor. The farmhouse would benefit from some updating and modernisation, offering excellent potential to further enhance its character. The accommodation is more particularly described as follows:

Utility

3.51m x 2.74m (11'6" x 8'11")

With base units, window and door to the rear and side elevation, lino flooring and built in storage cupboards.

Kitchen

3.58m x 3.51m (11'8" x 11'6")

With wall and base units, lino flooring with windows to the side and rear elevations.

Bathroom

With lino flooring, bath, toilet, sink and shower. Airing cupboard and window to the rear elevation.

Dining Room

3.63m x 3.58m (11'10" x 11'8")

With carpet flooring, open fireplace (currently covered), radiator, exposed beams and a window to the front elevation.

Living Room

3.63m x 3.38m (11'10" x 11'1")

With hardwood flooring, wood burning stove, radiator, exposed beams and a window to the front elevation.

Central Hallway

With hardwood staircase leading to the first floor and doors providing access to the living and dining room and the conservatory.



Conservatory

6.25m x 1.83m (20'6" x 6'0")

Comprising a timber and glazed room with single pitch roof and door leaving to the front elevation.

Bedroom 1

3.73m x 3.33m (12'2" x 10'11")

With carpet flooring, radiator and window to the front elevation.

Bedroom 2

3.73m x 3.28 (12'2" x 10'9")

With timber flooring and window to the front elevation.

Bedroom 3

2.69m x 2.64 (8'9" x 8'7")

With carpet flooring and window to the front elevation and door into bedroom 1.

Storage Room

3.63m x 3.56 (11'10" x 11'8")

With part floorboards and insulation and exposed stone walls.

Buildings

Detached Granary

9.33m x 4.06m (30'7" x 13'3")

Situated adjacent to the farmhouse comprising a traditional timber frame building under a corrugated iron roof with stone and corrugated iron walls and a concrete and earth floor.

Barn

18.33m x 16.03m (60'1" x 52'7")

located to the rear of the property within one of the field enclosures. This is a timber-framed structure with part block walling and a mixed concrete and stone floor. The building is partially enclosed, incorporating windows to the side and front elevations, with the remaining section being open-fronted with block and timber boarding and an earth floor.

The Land

The property extends to approximately 8.36 acres of gently sloping permanent pasture, divided into four well-defined enclosures. A belt of mature woodland, comprising a mix of native species, forms the southern boundary, complemented by a mature mixed species hedgerow. The land is enclosed by stock-proof fencing. In recent years the land has been utilised for livestock grazing. According to the Provisional Agricultural Land Classification, the land is Grade 3. Soilscape identifies the soils as freely draining, slightly acidic loamy soils, which are generally well-suited to grazing and pasture use.





DOLVACH FARM

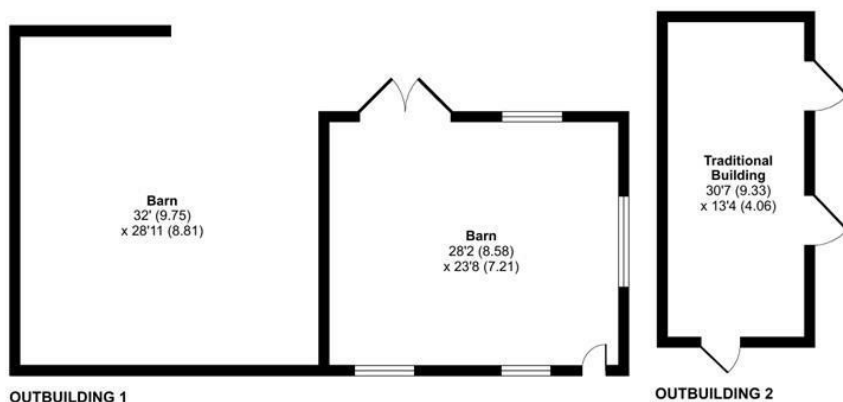
Bredwardine, Hereford, HR3

Approximate Area = 1591 sq ft / 147.8 sq m

Outbuildings = 1908 sq ft / 177.2 sq m

Total = 3499 sq ft / 325 sq m

For identification only - Not to scale



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

Energy Performance Certificate (EPC)

The property has an energy efficiency rating of an E.

Council Tax Band

Dolvach Farmhouse is a band E for council tax.

Services

Dolvach Farm has a documented legal right to a shared spring water supply with its source in the adjoining land (quality and quantity of private water supply not guaranteed), mains electricity, telephone and foul drainage is to a septic tank. Dolvach Farmhouse is served by oil-fired central heating, supplied via a Worcester boiler.

Both outbuildings are connected to an electricity supply, and the barn to the rear of the farmhouse benefits from a water supply via a livestock drinking tank.

Access

The property benefits from a private access drive directly off the council maintained road.

Tenure

The property is sold freehold, with vacant possession upon completion.

Nitrate Vulnerable Zone / Flood Zone / Designation

The property is not situated within a Nitrate Vulnerable Zone.

The property is not situated within Flood Zone 2 & 3.

The property is not situated within an AONB.

Wayleaves, Easements & Rights of Way

The land 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 no public rights of way crossing the property. Further information available via the Herefordshire Council website and from the selling agent.

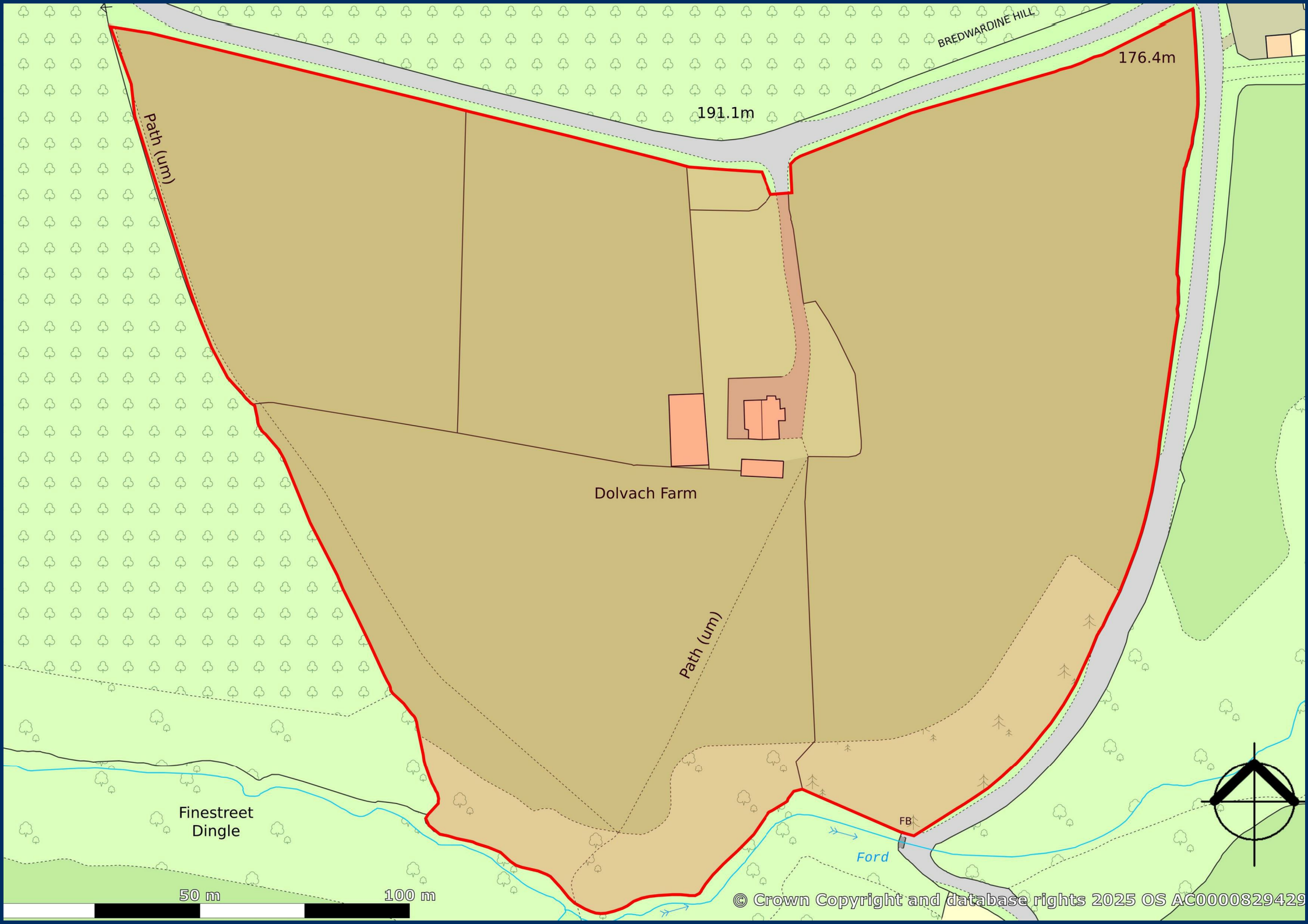
Basic Payment Scheme & Stewardship Schemes

The land has been registered with the rural payments agency (RPA). We are not aware of the land being entered into any environmental land management schemes.

Sporting, Timber & Mineral Rights

The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves, and rights of way both declared and undeclared.





Path (um)

191.1m

176.4m

BREDWARDINE HILL

Dolvach Farm

Path (um)

Finestreet Dingle

Ford

50 m

100 m

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Boundaries & Fencing

The Purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendors nor their Agents will be responsible for defining any ownership of boundaries, hedges or fences. They will however provide whatever assistance they can to ascertain the ownership of the same.

Mode of Sale

Dolvach Farm is offered for sale by Private Treaty.

Guide Prices

Offers in the region of £850,000

Planning

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

Planning uplift

The building to the rear of Dolvach Farmhouse is sold with an overage clause in favour of the vendor for future alternative development outside of agricultural and equestrian use. The Vendors will retain a 35% uplift in value of the building for alternative development on the grant of planning permission, for a period of 25 years.

Viewing

Viewing strictly by appointment with the selling agent only.



Local Authority & Public Utilities

Herefordshire Council, Plough Lane, Hereford HR4 0LE
Welsh Water, Fortran Road, St. Mellons, Cardiff CF3 0LT
National Grid ED (West Midlands), Bristol, BS2 0TB

Important Notice

(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 services 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.



Health & Safety

Prospective Purchasers should take all necessary care when making an inspection including wearing suitable clothing. Viewings are taken solely at the risk of those who view and neither the Agents nor the owners of the property take responsibility for any injury however caused.

Agents Note

Any plans used in the preparation of these details may have been reduced in scale and any interested parties should check the Title Plan before proceeding to purchase.

Site Plans

The plans included in the sale particulars are for identification purposes only and may have been reduced in scale to assist with printing. Any interested parties should check the Title Plan before proceeding to purchase.

Directions

From Hereford, take the A438 west towards Brecon, passing through Swainshill and Staunton on Wye. After 10 miles, take a left turn. Proceed on this road, crossing the bridge over the River Wye until you reach the village of Bredwardine. Continue straight onto Bredwardine Hill for 0.5 miles. Turn right onto Arthur's Stone Lane, and after 400ft, the property is situated on the left.



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