

St Eigons Spring Farm

Llanigon, Hereford, HR3 5QD



**St Eigons Spring Farm
Llanigon
Hereford
HR3 5QD**

- *Charming 5/6 bed detached family home*
- *Set within just under 4 acres of gardens and pasture*
- *Stream forming part of the south-western boundary*
- *Peaceful and private setting along a no through road*
- *Stunning views towards the Black Mountains*
- *Self-contained annex with income potential*

**Hay-on-Wye 3½ miles
Brecon 14½ miles
Hereford 23 miles**





INTRODUCTION

St Eigons Spring Farm (formerly known as High Darren) is an exceptional rural home set in an enchanting position within the foothills of the Black Mountains. Enjoying both privacy and accessibility, the property lies just a short distance from the highly desirable market town of Hay-on-Wye.

Occupying just under four acres, the property benefits from beautifully landscaped gardens, pastureland, and a picturesque stream running along its boundary. The setting offers complete tranquility, with direct access to scenic walking and outriding routes from the doorstep.

The house has been thoughtfully arranged to maximise its surroundings, with principal living spaces enjoying far-reaching views and an abundance of natural light through large windows, creating a strong sense of space and connection to the landscape.

LOCATION

St Eigons Spring Farm 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 along a quiet no-through 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 2 miles to the east. 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

The accommodation is versatile and well-proportioned, arranged to suit both family living and multi-generational use.

The main entrance leads into a central hallway, from which three double bedrooms and a family bathroom are accessed on one level. A further bedroom is located adjacent to the sitting room, alongside a separate shower room.

The sitting room is a standout feature, with two large picture windows framing uninterrupted views and an open fireplace providing a focal point. Steps lead down to the dining room, which also enjoys elevated views and connects to an inner hallway with built-in storage and access to the garden via a porch.

The kitchen is well-equipped, featuring a five ring gas hob, eye level double oven, fitted units and a drainer sink, with access through to a practical boot room offering ample storage for outdoor wear.





THE ANNEX

Positioned adjacent to the driveway, the self-contained annex provides excellent additional accommodation. It comprises a kitchen, shower room, double bedroom, and a further single bedroom with a southerly aspect.

Previously used as a successful holiday let, the annex offers clear potential for income generation or independent living accommodation.





Outside

The property is approached via a quiet no-through lane, leading to a parking area with space for several vehicles and an EV charging point.

The gardens are attractively arranged with floral borders, raised beds, and seating areas, all enjoying views across the valley. A useful boiler room houses the oil-fired system and provides additional storage. There are also outbuildings including a store and a feed room with power and lighting.

The land extends into three paddocks, with levelled areas and two field shelters, making it well-suited for equestrian or smallholding use. A track runs beneath the garden to a lower field bordering the Dageddi Brook, offering a peaceful wildlife haven and a distinctive natural feature.



SERVICES

The property is connected to mains electricity with a private spring water supply, private drainage treatment plant (updated in 2021), oil-fired central heating and photovoltaic solar panels. Please note that the services or service installations have not been tested.

TENURE

Freehold with vacant possession upon completion.

COUNCIL TAX

Powys County Council Band "H"

VIEWING AND CONTACT DETAILS

Strictly by appointment with the agent only.

Contact Tel: 01874 640840

Office opening hours:

Mon-Fri 9.00am-5.00pm.

Sat 9.00am-12 noon.

Our of Hours Mobile – 07717 410757

harry@sunderlands.co.uk

MOBILE & INTERNET CONNECTION

Please refer to Ofcom by using the following link:

www.checker.ofcom.org.uk.

DIRECTIONS

What3Words ///index.measure.covering

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.

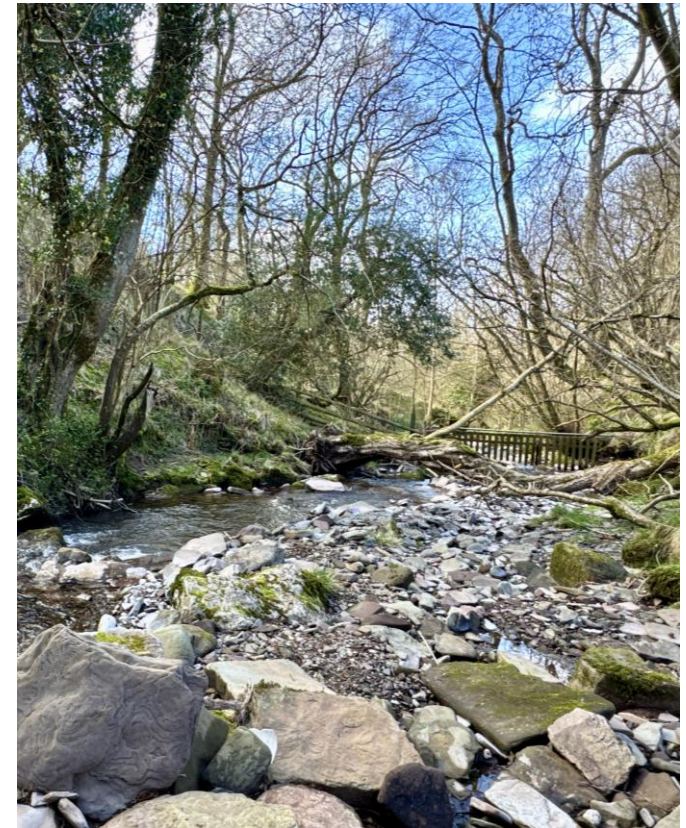
NOTES

The property enjoys a right of access over the gravelled roadway leading to the property.

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.

Sunderlands LLP for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; no person in the employment of Sunderlands LLP has any authority to make or give any representation or warranty whatever in relation to this property.

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

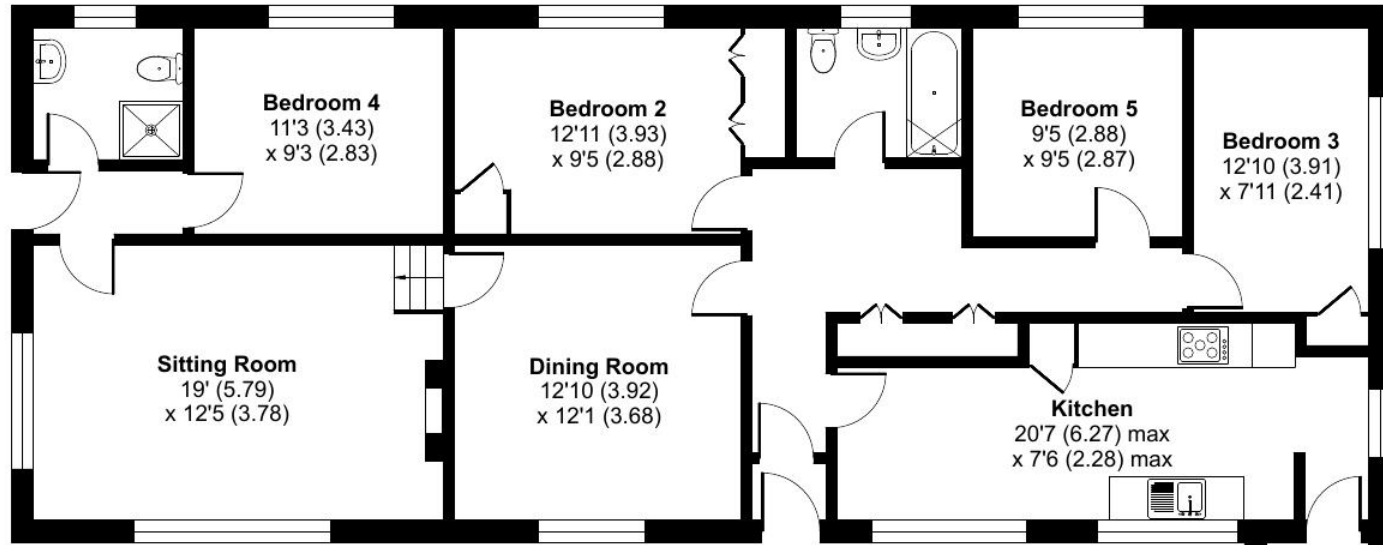




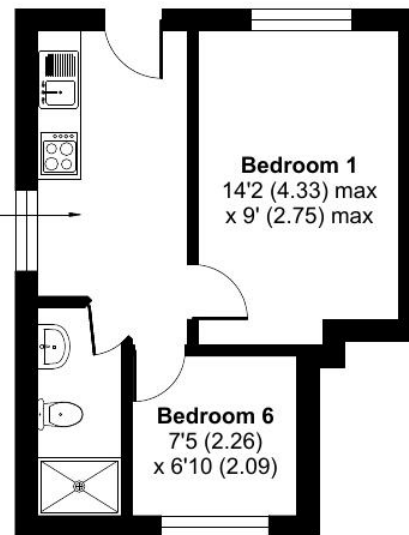
St. Eigons Spring Farm, Hereford, HR3

Approximate Area = 1667 sq ft / 154.9 sq m

For identification only - Not to scale



UPPER GROUND FLOOR



LOWER GROUND FLOOR

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| 92-100 | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 48 | 62 |
| 21-38 | F | | |
| 1-20 | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



Harry Aldrich-Blake
01497 822522
harry@sunderlands.co.uk

