



Middle Wenallt Llanigon, Hereford, HR3 5QD



Sunderlands
Residential Rural Commercial



Middle Wenallt Llanigon Hereford HR3 5QD

Summary of Features

- A charming small farm in an idyllic rural setting
- Approximately 69 acres including approximately 19 acres of mature deciduous woodland
- Three bedroom farmhouse
- Traditional stone barn and modern buildings
- Spectacular views

Guide Price £925,000

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, and, 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.

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.

Services

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.

Council Tax Band

Powys County Council Band 'E'

Tenure

Freehold with vacant possession upon completion.

Directions

What3Words ///audibly.fastening.september

Timber, Woodland, Sporting & 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 & 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.

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 & 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.

Tenure

Freehold



Directions

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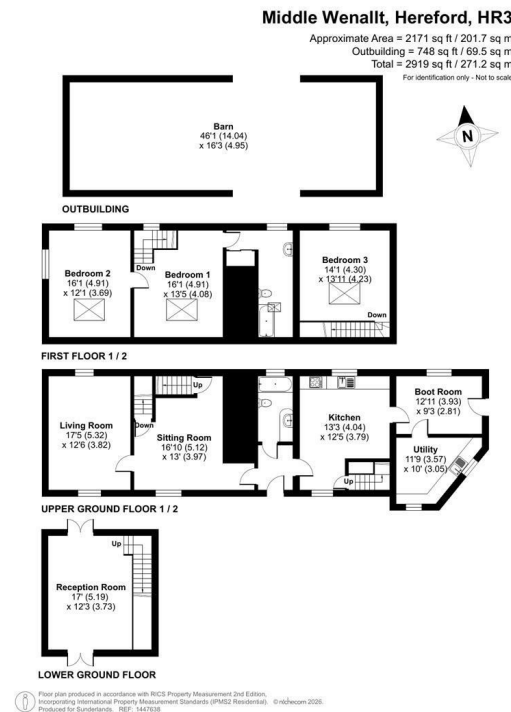
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None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property 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. Sunderland is 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.