

Clyro Hill Farm

Clyro, Hereford



**Clyro Hill Farm
Clyro
Hereford
Herefordshire
HR3 6JU**

- *An exceptional smallholding with income potential*
- *Found in the heart of the Wye Valley*
- *Character 4 bed farmhouse*
- *Self-contained annex*
- *Two holiday lodges*
- *Outstanding countryside views*
- *Set within approx. 15 acres*
- *Photovoltaic (solar) panels*

**Hay-on-Wye 4 miles
Brecon 18.5 miles
Hereford 22 miles**

INTRODUCTION

Nestled amongst some of the most breathtaking scenery on the Welsh borders, Clyro Hill presents a rare opportunity to acquire a beautifully positioned smallholding combining an idyllic rural lifestyle with a well-established income stream. Set within approximately 15 acres of paddocks and grounds, this versatile country property enjoys commanding views across the Wye Valley and offers exceptional flexibility for multi-generational living, holiday accommodation or lifestyle business ventures.

Situated close to the renowned book town of Hay-on-Wye, and within easy reach of the spectacular Brecon Beacons National Park, Clyro Hill is perfectly placed to enjoy a wealth of outdoor pursuits including walking, cycling, riding, fishing and watersports. Whether seeking a family home, countryside retreat or tourism enterprise, this remarkable property offers the very best of rural living.



LOCATION

Clyro Hill occupies a superb location on the edge of the Wye Valley, one of Britain's most celebrated landscapes. The vibrant market town of Hay-on-Wye, internationally famous for its literary festival, independent shops, cafés and restaurants, is just a short drive away.

The area is a haven for outdoor enthusiasts, offering access to miles of walking and cycling routes, the dramatic scenery of the Brecon Beacons National Park, river activities along the Wye and an abundance of wildlife.

Combining an outstanding rural setting, versatile accommodation and proven income potential, Clyro Hill represents a truly exceptional lifestyle opportunity in one of the most desirable regions of the Welsh borders.



THE FARMHOUSE

At the heart of the property lies a welcoming and characterful farmhouse, thoughtfully arranged to maximize light, space and the magnificent views.

The centrepiece of the home is undoubtedly the impressive open-plan kitchen and living space. Flooded with natural light from two sets of French doors opening onto the surrounding landscape, this superb room provides an ideal setting for both everyday family life and entertaining. A wood-burning stove creates a cosy focal point, while the well-appointed kitchen features extensive work surfaces, a range of fitted wall and base units, integrated ovens and a generous walk-in larder.

Adjoining the kitchen is a practical utility room complete with butler sink, laundry facilities and access to additional storage areas, together with a useful ground-floor wet room.

The formal dining room flows seamlessly into an elegant sitting room where a large picture window perfectly frames the far-reaching countryside views. A substantial stone fireplace with wood-burning stove provides warmth and character, creating an inviting space to relax throughout the seasons.

The first floor offers four generous double bedrooms, including an impressive principal suite of exceptional proportions featuring fitted wardrobes and an en-suite shower room. Two further bath and shower rooms serve the remaining bedrooms, several of which enjoy spectacular panoramic views across the surrounding countryside.





THE ANNEX

Offering complete flexibility, the annex can be accessed from the main house or via its own private entrance. The accommodation comprises an open-plan kitchen and living area with sliding doors opening to the front aspect, alongside two first-floor bedrooms and a family bathroom.

Perfect for extended family, guest accommodation, independent living or additional rental income, the annex provides a valuable extension to the main residence.



HOLIDAY ACCOMMODATION

Complementing the farmhouse are two successful holiday lodges, each positioned to maximise privacy and take full advantage of the extraordinary surroundings.

WYE VIEW LODGE

A beautifully presented timber lodge offering three bedrooms, including a principal bedroom with en-suite shower room, a further family shower room and a spacious open-plan living area centered around a wood-burning stove. The surrounding balcony provides the perfect vantage point from which to enjoy the ever-changing landscape and stunning sunsets.



Total area: approx. 68.6 sq. metres (738.1 sq. feet)

Floor plan produced for identification only. Not to Scale
Plan produced using PlanUp.

RED KITE LODGE

Another fabulous lodge positioned to enjoy the stunning views over the Wye Valley. The property offers three bedrooms, two bathrooms and a large open plan living and dining area.





OUTSIDE

Set within approximately 15 acres, the property offers an exceptional lifestyle opportunity, combining well-maintained grazing paddocks, attractive gardens and expansive open spaces. Whether your interests lie in equestrian pursuits, smallholding, livestock keeping or simply embracing a peaceful rural way of life, the grounds provide the versatility to suit a wide range of aspirations.

Occupying an elevated position, the property enjoys far-reaching, uninterrupted views across the surrounding rolling countryside, creating a wonderful sense of space and connection with the landscape. The extensive grounds offer a rare degree of privacy and seclusion, making this an ideal setting for those seeking a tranquil retreat while still benefiting from practical agricultural and equestrian facilities.





The outbuildings are particularly well suited to country living and include a substantial stable block measuring approximately 7.0m x 16.35m (23'0" x 53'8"), divided into several sections including a tack room. A large machinery store/workshop, approximately 13.62m x 6.99m (44'8" x 23'0"), benefits from concrete flooring and an adjoining lean-to of approximately 5.28m x 9.0m (17'4" x 29'6"), providing excellent storage and workspace for machinery, equipment or hobby interests.

SERVICES

The property is connected to mains electricity, private water supply, septic tank drainage and oil-fired central heating. 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 "F"
Business Rateable Value £7,700

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.

DIRECTIONS

What3Words: ///afterglow.audible.fragments

MOBILE & INTERNET CONNECTION

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

VIEWING AND CONTACT DETAILS

All viewings must be arranged through the sole selling agents Sunderlands.

Contact tel: 01497 822522

Office opening hours:

Mon-Fri 9.00-17.00 Sat 9.00-12.00

Out of hours contact:

Harry Aldrich-Blake 07717 410757

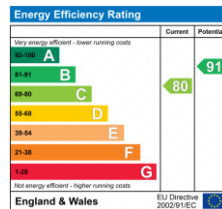
NOTES

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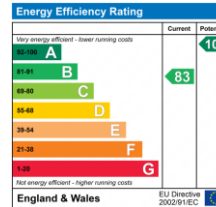
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REGISTERED OFFICE: Offa House, Hereford.
HR1 2PQ REGISTERED NO: OC338911

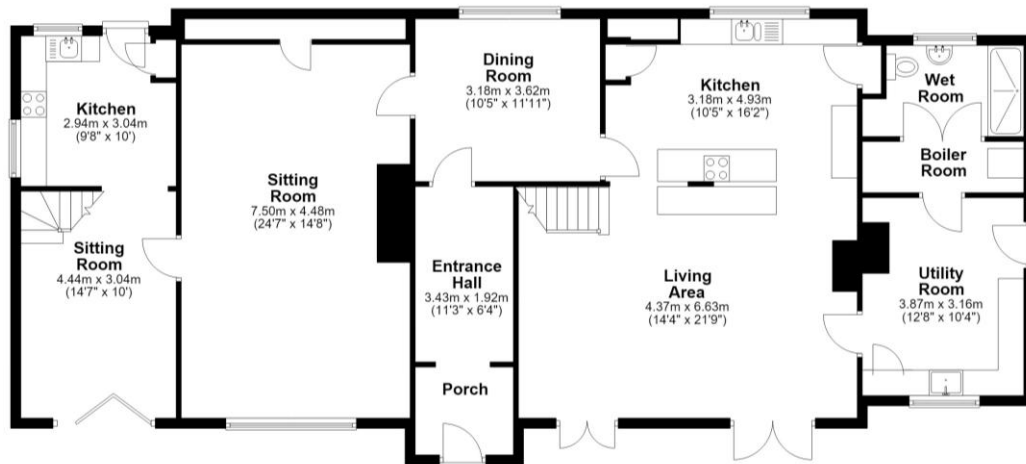
House



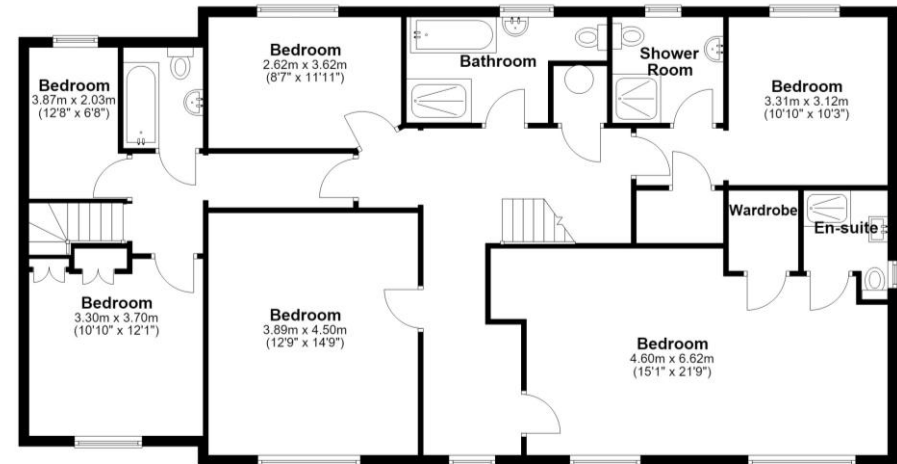
Annex



Ground Floor



First Floor



Total area: approx. 292.2 sq. metres (3145.4 sq. feet)

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