



Holt Farm, Michaelchurch Escley, Hereford, HR2 0PT

Set on the western edge of the village of Michaelchurch Escley deep within the beautiful Herefordshire countryside, and bordering the Black Mountains, a superb lifestyle opportunity to acquire a farmhouse and ancillary accommodation, currently operating as self catering accommodation with up to 47 acres of farmland available.

- Beautifully presented Grade II Listed Farmhouse And 3 Cottages
- Currently operating as successful Self-catering holiday accommodation
- Delightful rural location offering complete peace and tranquillity at the end of a long private drive
- 20 minutes from Hay-on Wye, 30 mins Hereford approx
- Well-maintained gardens and orchard
- Generous Parking areas
- Includes 7 acres of pastureland and some woodland
- Up to a further approx. 40 acres available by way of separate negotiation (TBV)

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EXCLUSIVE

GUIDE PRICE £1,300,000

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Situation and Description

Holt Farm comprises a farmhouse and 3 cottages currently operating as a successful self-catering holiday let business (please see links below to the website). The Holt comes to the market as the current vendors wish to retire from this business, but is on the market for the first time in many years with documents of the Holt Family at the property, dating from 1782.

The property's renovation of the original farmhouse and the cottages (from the outbuildings around, which would have been the original farmyard), was undertaken from 2003 with many original features retained where possible, all of the properties are Grade II Listed. All the properties are presented to a high standard.

Holt Farm is situated in the parish of Michaelchurch Escley in a quiet and private location, approached by a long driveway, in beautiful Herefordshire countryside. The village itself offers a primary school, village hall and The Bridge public house, and a church, (the village meaning is St.Michael's church on the Escley brook).

Approximately 8 miles from Hay-on-Wye, with its famous book shops and Hay Festival, the Cathedral city of Hereford is 16 miles. Peterchurch village is 7 miles with a village stores, 2 public houses, primary school and Fairfield High School. Further south is Longtown village, 6 miles, with the Hopes of Longtown shop, and the town of Abergavenny, 16 miles with access to Monmouth and Newport thereon. The property is ideally located for many country pursuits with nearby attractions including the imposing Black Mountains and the surrounding area providing some beautiful walking and cycling country, the Golden Valley and nearby historic Dore Abbey, the River Wye and Wye Valley with Builth Wells and the home of the July Royal Welsh Show and other events throughout the year, and further on is Bannau Brycheiniog (Brecon Beacons National Park).

The Land

Surrounding the property is gently sloping pastureland and a small block of woodland with a stream running through the grounds. Up to 47 acres is available.

The Business, Fixtures and Fittings

Holt Farm offers a rare lifestyle opportunity to continue to build the business with many fixtures, fittings, furniture and furnishings being available by way of separate negotiation. The property would also be suitable for a number of other income producing opportunities subject to obtaining any necessary consents or as a fine family home with the ancillary accommodation capable of providing a very useful letting income or equally could be used as office etc.

Agents Note

While every endeavour will be made to ensure viewers are able to see the whole of the property, there may on occasions be guests in situ and some rooms will be unavailable to inspect.







VIEWINGS STRICTLY BY APPOINTMENT VIA THE
 JOINT SELLING AGENTS Hunters Hereford
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HOLT STABLE



HOLT WAIN HOUSE



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.