



Little Llanafon Farm
Dorstone, Hereford, Herefordshire, HR3 6AT

FINE & COUNTRY

KEY FEATURES

This is a great opportunity to acquire a traditional Herefordshire farmhouse and buildings with excellent income potential. The property includes a spacious 4-bedroom farmhouse, thought to date back to the 17th century, providing comfortable living space. There is also a two-bedroom annexe with a hot tub, perfect for guests or rental income. The site features two craft units, ideal for workshops or creative businesses. Additionally, there is a touring caravan field with six electric hook-up points, currently licensed by the Caravan and Motorhome Club which adds further income possibilities and could also be repurposed for livestock or equestrian use.

The property also includes a double garage with shower facilities and toilets, providing convenient amenities. Above the garage, there is a useful room that could be adapted for additional living space or office use. The property features a generous steel barn, providing ample storage, as well as a stone barn that holds significant development potential, subject to the necessary planning consents.

This is an exceptional opportunity to invest in a property with substantial income potential and scope for further development, situated just 7.2 miles from the popular town of Hay-on-Wye

The current owners purchased the property around 31 years ago when it was in a run-down state and required significant attention. Over the years, they have carefully developed and restored the estate, beginning with the renovation of the tractor shed, which was transformed into two craft units, providing additional income potential. Further improvements were made to the former cow shed, which has been converted into a well-appointed two-bedroom annexe. Additional buildings have also been reconstructed as like-for-like in order to maintain the character of the farmyard.

The holiday cottage officially opened in 1999 for the Hay Festival and has been thriving ever since, attracting visitors year after year. A notable feature of the property is a charming stone barn, which has had its roof restored to ensure its preservation and future potential.



LOCATION

Dorstone is a charming village in the heart of Herefordshire's Golden Valley, known for its picturesque countryside, rich history, and close-knit community. Surrounded by rolling hills and scenic walking trails, it offers a peaceful rural setting while still being well-connected.

Just 7.2 miles away, Hay-on-Wye is a renowned market town famous for its literary heritage and annual Hay Festival, which attracts visitors from around the world. With its array of independent bookshops, artisan cafes, and vibrant arts scene, Hay-on-Wye is a cultural hub that perfectly balances tradition with creativity.



Step Inside -Farmhouse

The front door opens into an entrance porch with a convenient boot room, leading through a further door into the main entrance hall of the house. This welcoming space features exposed beams, an exposed stone wall, and a charming bread oven with a Chappee wood burner, adding character and warmth. A downstairs cloakroom is located off the hall for convenience.

Straight ahead, the dining room boasts wainscoting, dual-aspect windows, and the old ceiling hooks, reflecting the home's rich history. To the right of the entrance hall, the spacious kitchen features traditional quarry tiles, a range of fitted units, a Belfast sink, a Rangemaster cooker, and a recess for white goods. Exposed timbers enhance its rustic charm, with window and a door provide access to the rear garden

To the left of the entrance hall, a staircase leads to the first floor, while an entrance opens into the inviting living room. This charming space features a large and attractive inglenook fireplace with a cobbled hearth, a wooden lintel, and a wood-burning stove. The room benefits from dual-aspect windows, one of which includes a cozy window seat, adding to its character and warmth.

To the right of the living room is a small room currently used as an office, providing a quiet workspace. To the left of the fireplace, a doorway leads into a spacious room, also used as an office, featuring a window with a stone sill, an exposed stone fireplace, and a wooden lintel, offering plenty of potential for alternative uses.





The staircase leads to the first-floor landing, where to the right, there is an airing cupboard, a shower room, and "The Granary Room", a spacious second bedroom featuring an external stone staircase that provides direct access to the garden.

Continuing along the landing, bedroom three overlooks the rear garden, offering a peaceful and scenic view. The master bedroom, positioned at the front of the house, boasts a charming fireplace and its own shower room. A step leads to bedroom four, which includes a delightful window seat, adding character and charm. Also on this level is the family bathroom, which benefits from a window overlooking the garden, creating a bright and inviting space



The Old Beast House

The front door opens into the entrance hall, which features a beautiful stained-glass window, built-in storage, and a further door leading into the open-plan living and kitchen area of the annexe.

This charming space boasts exposed timbers, an exposed stone wall, and a Jøtul fire set on a stone hearth, adding warmth and character.

Natural light floods the room through four windows and a set of patio doors, which provide access to the outdoor space.

The kitchen is well-equipped with a range of fitted units, offering both functionality and style.

Following on from the kitchen area, an opening leads into bedroom one, which benefits from patio doors that open to the outside.

Adjacent to this is a modern shower room. At the other end of the annexe, there is a further bedroom with dual-aspect windows, allowing plenty of natural light to fill the room.

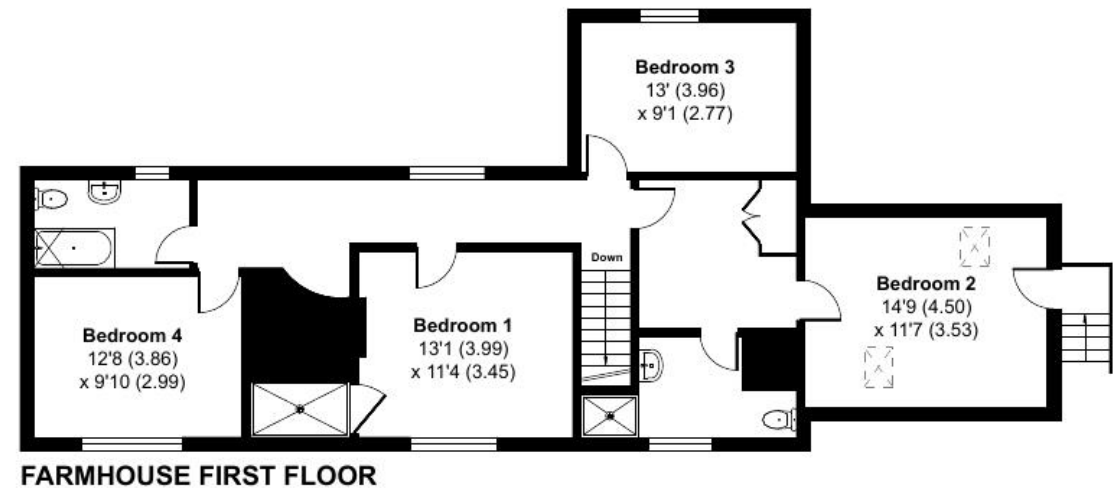
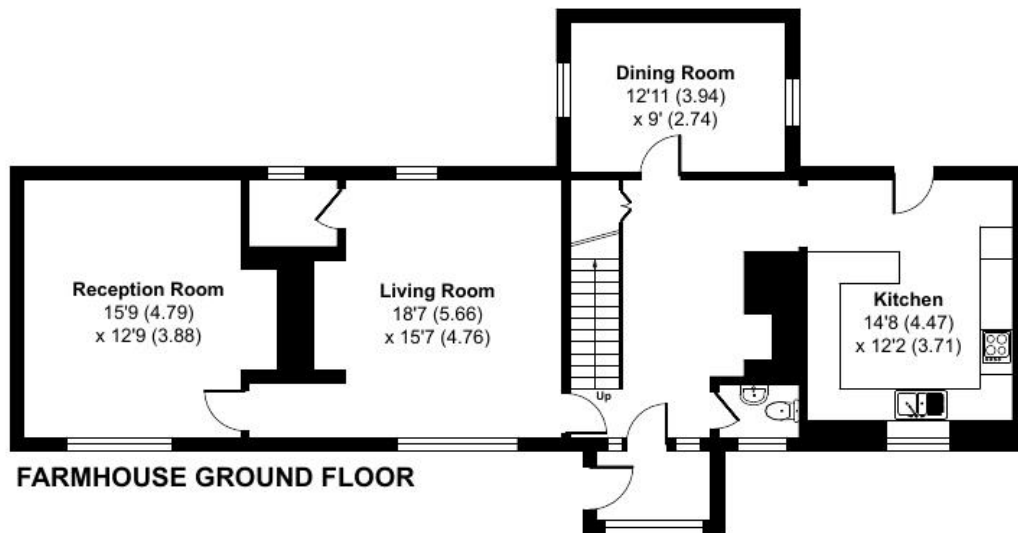
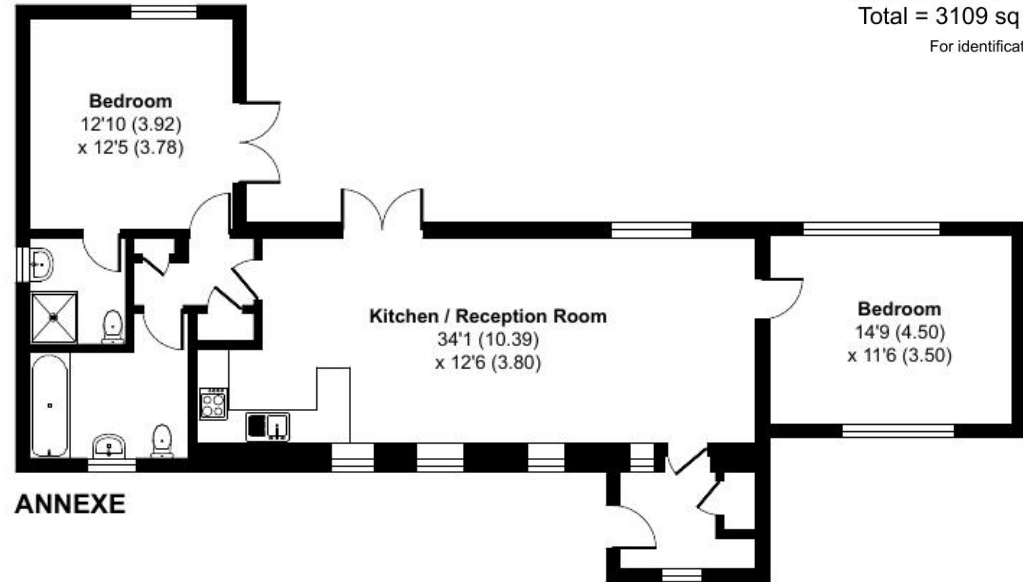
To the rear of the annexe is a small courtyard garden, providing a peaceful outdoor space complete with a hot tub, perfect for relaxation and enjoying the surrounding views



FLOORPLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Farmhouse = 2135 sq ft / 198.3 sq m
Annexe = 974 sq ft / 90.4 sq m
Total = 3109 sq ft / 288.7 sq m
For identification only - Not to scale

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Garage / Amenity = 1172 sq ft / 108.8 sq m

Garage = 203 sq ft / 18.8 sq m

Outbuildings = 3936 sq ft / 365.6 sq m

Total = 5311 sq ft / 493.2 sq m

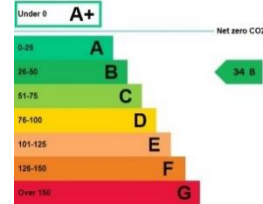
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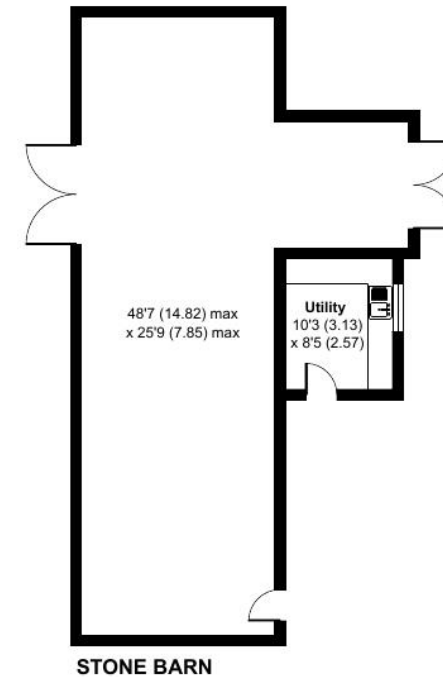
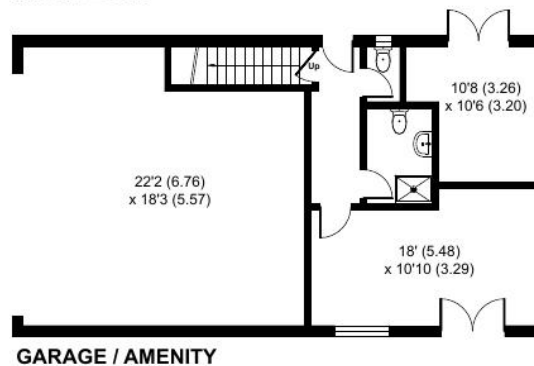
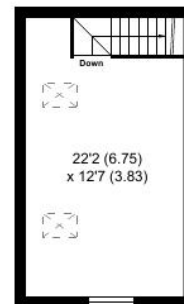
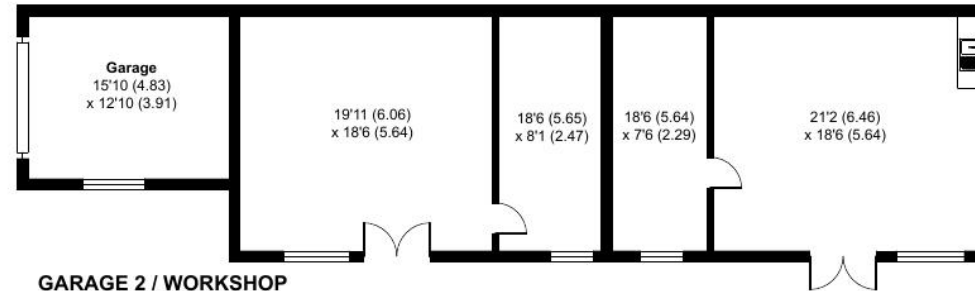
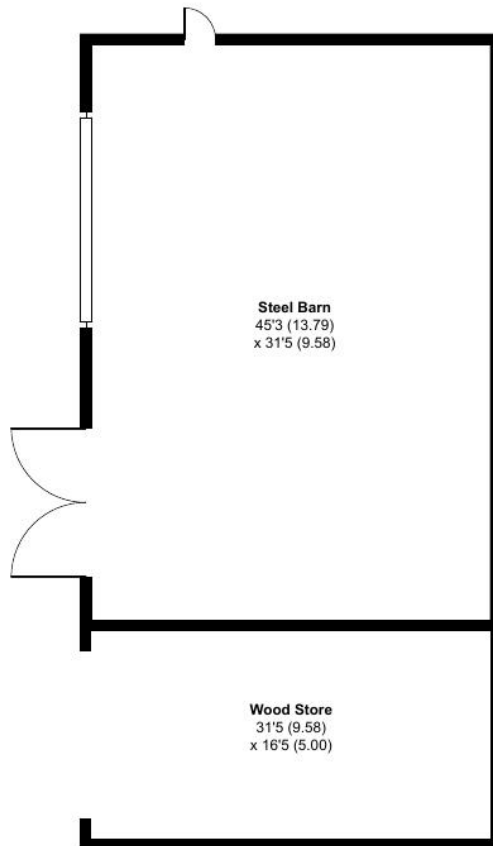
Craft Unit EPC

Energy rating and score

This property's energy rating is B.

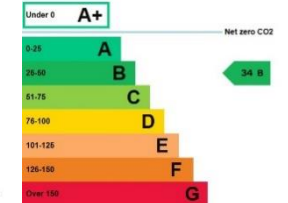


Net zero CO₂



Energy rating and score

This property's energy rating is B.



Net zero CO₂

Craft Unit EPC

Utility
10'3 (3.13)
x 8'5 (2.57)



STEP OUTSIDE

The property is accessed via a gated driveway that leads to a spacious parking area in the farmyard, which includes an electric charging point. As you enter, on your right, you'll find the re-roofed stone barn. This building has planning consent for a holiday let and offers excellent potential for conversion, subject to the relevant planning permissions. Attached to the stone barn is a separate room, currently used as utility/freezer room.

Moving down the yard, to the left, are two craft units, providing ample space with sinks and storerooms, ideal for creative use. Just beyond the craft units is the double garage, which offers space for two vehicles and includes an electric charging point. A side door leads into the shower facilities, toilets, and a workshop area. There's also a staircase that provides access to a useful room, which could serve a variety of purposes.

Further along from the annexe is a steel portal barn built in 2020 with roller shutters, double doors, and pedestrian access, currently being used for storage. At the end of the barn is a large integral wood store. At the bottom of the yard, there is access to the caravan site, complete with electric hook-ups, mature trees, and hedges. At the far end of the of the wildflower meadow part of the River Dore runs through the property, and there is a small piece of land on the opposite side with mature trees.

The entire property sits on approximately 5 acres of land including a well-stocked and productive orchard and offering ample space for further development or leisure activities



GENERAL

SERVICES: We are informed that the property is connected to mains electricity. It has private drainage via two septic tanks and a private water supply from a borehole, with additional rights to a private spring.

The property also benefits from three solar PV systems with two batteries, serving the farmhouse, annexe, garage, and craft units.

HEATING: The farmhouse has air source heat pump. Old Beast House is Oil fired central heating

Council Tax Band: F

TENURE: We are informed that the property is of Freehold Tenure.

NOTICE 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.

DIRECTIONS: WHAT3WORDS ///yelled footsteps.await

MOBILE & INTERNET COVERAGE: We have been informed that the property is connected to full fibre broadband. For more details please refer to Ofcom by using the following link; www.checker.ofcom.org.uk

VIEWING: By appointment through selling agents -01497 820778
Opening Hours: Mon-Fri: 9:00 am - 5:00 pm or Sat: 9:00 am - 1:00 pm

NOTE: The selling agents wish to remind prospective purchasers that the services, service installations, heating & electrical appliances have NOT been tested.

Messrs Fine & Country for themselves and for the vendors or lessors of this property whose agents they are given 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 Fine and Country has any authority to make or give any representation or warranty whatever in relation to this property.

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Outline for illustration purposes only





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