

White Cottage Michaelchurch Escley



Offers in excess of £900,000 Michaelchurch Escley, Herefordshire, HR2

Ref: HAY120096

- 3 Bedroom(s)
- 1 Reception Room(s)
- 2 Bathroom(s)

White Cottage is an attractive small farm situated in the beautiful Escley valley in a quiet rural situation with stunning views across the surrounding countryside to the Black Mountains which form the eastern edge of the Brecon Beacons National Park. The farm has a mainly south westerly aspect and enjoys evening sunshine. It is bounded on the western side by the Escley river which provides a wonderful haven for bird and wildlife. A large part of the farm is in a Stewardship scheme with groups of woodland, reinforced and restocked hedgerows, riverside habitat, etc.

White Cottage is situated in a quiet rural area of West Herefordshire, roughly equidistant from Hereford, Hay-on-Wye and Abergavenny with the nearby village of Michaelchurch Escley having a popular pub and a beautiful church. Villages like Longtown, Eways Harold and Peterchurch are nearby with a range of services and the area is within the catchment area of the highly regarded Fairfield High School which is 15 minutes away. Hay-on-Wye (10 miles to the north west) is famous for its second-hand bookshops, antique shops and boutiques, as well as the home of famous annual Literary Festival. The area offers superb walking and riding country with wonderful scenery.

Accommodation

- **THE FARMHOUSE**
The farmhouse comprises a much extended cottage with the original

features very much intact, hence its Grade II listing. In recent years a most attractive traditional oak framed extension has provided spectacular views over the valley below for both the main living room, dining room and the principal bedroom.

- **ENTRANCE HALL**

with oak front door, vaulted ceiling, oak flooring, exposed oak frame, oak staircase leading up to Bedroom 1 and down to the Living Room.

- **SHOWER ROOM**

with hand basin, WC and Daryl shower (also serves as a bathroom for bedroom 1).

- **MAGNIFICENT LIVING ROOM** *5.4m (17'8") x 3.9m (12'10") plus 3.9m (12'8") x 3.8m (12'7")*

with fully glazed windows along the south west side acting almost like a prow of ship overlooking the land below and with stunning views to the Black Mountains. This room has a flagstone floor, exposed timberwork, stone fireplace, double doors to rear patio area, open to:

- **INNER HALLWAY**

with outer door, coat hooks and electricity meters, off which is the:

- **DOWNSTAIRS BATHROOM/UTILITY** *3.1m (10'0") x 2.8m (9'2")*

with exposed timbers, fitted units, stone flooring, plumbing for washing machine, fitted cupboard, recently installed roll-top bath, low flush WC and hand basin.

- **FARMHOUSE KITCHEN/DINING ROOM** *8.6m (28'1") x 4.1m (13'3")*

This is the full extent of the original cottage and offers charming character accommodation which provides a large farmhouse style kitchen. It retains many of its original features including exposed beams and timbers, an original Inglenook fireplace with bread oven, stone flag flooring. A staircase provides access from here to bedrooms 2 and 3. The kitchen has a double Butler sink with drainer and extensive handmade fitted individual units with hardwood worktops including a central island unit and two oak free-standing cupboards. There is a solid fuel Rayburn cooker, two windows south west, one window north east.

- **FIRST FLOOR**

There are two staircases in the property with a short section leading from the entrance hall to:

- **MASTER BEDROOM** *5.4m (17'7") x 4.2m (13'7")*

with spectacular vaulted ceiling, with extensive exposed beams and magnificent views over the surrounding countryside which drops sharply away below you, again with views to the Black Mountains.

- **BEDROOM 2** *4.8m (15'9") x 4.3m (13'11")*

approached from the kitchen, with window north east, oak beams and flooring, opens to:

- **BEDROOM 3** *4.3m (13'11") x 3.5m (11'4")*

with beamed ceiling, window north east, exposed floorboards.

- **OUTSIDE**

The property has a comprehensive range of traditional and modern buildings, the former having been converted to provide:

- **LARGE TRADITIONAL BARN**
providing office space and store, with potential for holiday residential use, subject to relevant planning consent. Briefly it comprises:
- **GROUND FLOOR**
- **ROOM 1** *6.0m (19'8") x 3.6m (11'10")*
with fireplace.
- **ROOM 2** *6.4m (21') x 4.8m (15'9")*
with plumbing for kitchen and separate toilet facility.
- **FIRST FLOOR**
- **LANDING AREA**
with Airing Cupboard.
- **DOUBLE BEDROOM** *6.3m (20'8") x 4.2m (13'9")*
with spectacular views over the surrounding countryside.
- **BEDROOM 2** *4.8m (15'9") x 3.6m (11'8")*
- **BATHROOM** *3.8m (12'6") x 1.8m (5'11")*
with shower cubicle, bath, low flush WC, pedestal hand basin.
- **MODERN OUTBUILDINGS**
comprising:
- **MODERN SHED** *35.0m (114'10") x 21.0m (68'11")*
with lean-to 4.85m x 4.1m and Dutch Barn 10m x 4.6m.
- **TWO BAY STONE BARN** *5.7m (18'8") x 5.1m (16'7")*
with pitch tiled roof.
- **COW SHED** *5.1m (16'9") x 4.0m (13'1")*
- **DOUBLE FRONTED STONE BARN** *4.4m (14'5") x 3.9m (12'8")*
- **THE LAND**
This extends to approximately 45 acres and has the benefit of a long track running through part of it which gives access to many of the fields. The farmstead is roughly centrally located with fields radiating from it and the land falling quickly to the south west towards the Escley stream, which has frontage onto five fields. There are areas of mixed deciduous woodland and some fine specimen trees, with most of the land laid to permanent pasture, although capable of a variety of uses. The property is ideal for self-sufficiency, equestrian use of livestock rearing.
- **SOIL TYPE**
Bromyard Devonian derivation, well drained reddish fine silty soils over shale and silt stone.
- **SINGLE FARM PAYMENT**
The land is registered for Single Farm Payment and the entitlements could be included in the sale if required.
- **ENVIRONMENTAL STEWARDSHIP SCHEME**
The current owners have entered a Higher Level Stewardship Agreement covering the whole farm which runs until 2019. There is an annual payment of £4800 and the purchaser will be required to continue the present scheme, although some options could be re-negotiated. All of the capital works approved under the scheme have been undertaken, including hedge laying, fencing and hedge re-enforcement. Much of the agreement is concerning the wild flower meadows and the dates for mowing those.















