



White Haywood Farm

Craswall | Herefordshire | HR2 0PH

FINE & COUNTRY

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Craswall, Herefordshire, HR2 0PH

White Haywood Farm provides a rare opportunity to acquire a beautiful Grade II listed smallholding that comprises of a 17th century family home, converted outbuildings housing diversification activities such as a highly renowned restaurant/gallery and en-suite Bed & Breakfast facilities, a great range of outbuildings and approximately 15 acres of pasture. The property is set at the foot of the picturesque Black Mountain and in an area with a high demand amongst tourists.

The traditional stone-built farmhouse retains many traditional and original features and benefits from far reaching countryside views. The main house was extensively remodeled in 1635 and offers spacious living accommodation and has been tastefully updated for modern living. The property is set within a very private and secluded part of Craswall and would ideally suit those seeking an escape to the country.

Location

Craswall is situated in an area of high scenic value to the east of the Black Mountain hills. White Haywood and the surrounding area is noted for its outstanding natural beauty, near to the Offa's Dyke National Trail and splendid countryside with a wide range of country walks, riding and outdoor pursuits, all readily available. The nearby hamlet of Michaelchurch Escley is just 3 miles away where there is a primary school, pub and church. Hay-on-Wye is approximately 8 miles to the north via a scenic country lane going through some superb scenery on the north eastern edge of the Brecon Beacons National Park. This thriving market town situated on the Welsh/English border is well-known for its second hand bookshops and for a town of its size offers a good range of local facilities in the form of supermarket, doctor's and dental surgeries, primary school, public houses, restaurants, etc. The larger regional centres of Abergavenny (13 miles) and the Cathedral city of Hereford (17 miles) offers a wider range of facilities in the form of railway station, large supermarkets and a host of social, shopping and leisure facilities.





Walk Inside:

A large and spacious family home retaining a wealth of character features, whilst providing comfortable modern living. The home is entered via a spacious entrance hall with traditional flagstone flooring, oak panelling and a staircase leading to a spacious landing area and bedroom four. The entrance hall leads to a living room with a small kitchen area which could be used as an annexe or for guest accommodation. From the living room, enter through to an office/snug area with an oil fired Rayburn and exposed beams. This leads through to the main living accommodation of a spacious sitting room with a wood burning stove and original stone surround with a step up into the dining area. The kitchen is equipped with modern wall and base fitted units, sink and drainer, space for cooker and fridge. The utility and back door entrance is located on from the kitchen. In addition, a downstairs bathroom can be found off the main sitting room.

From the sitting room the original wooden staircase leads to the first-floor landing providing access to the three bedrooms. The master bedroom takes advantage of the extensive views and features attractive exposed beams. Two further single bedrooms can be found on this floor with views of the countryside and beyond again with feature exposed beams. A family bathroom is located at the top of the staircase.

Restaurant:

Adjacent to the dwelling is a converted stone barn; the current vendors have been using this space as a restaurant which can seat up to around 50 people. This includes a commercial grade kitchen, eating area with bar space, and a toilet area. Within this building are two guest rooms, with the bottom floor comprising of a family room and shower room. Up the stairs is a double room with apex ceiling and shower room with fantastic views.

Services: We are informed the restaurant is connected to a private water supply via a spring, mains electric and bio digester drainage.

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



Walk Outside:

The property is accessed via a driveway with parking to both sides of the property. There is also a double garage to the front of the property.

Situated adjacent to the property is the farm yard which includes an extensive range of modern steel portal frame outbuildings with concrete floors making these buildings ideally suited for smallholding equine or other business purposes (subject to planning).

The property sits within 15 acres of land which is predominantly laid to pasture with mature hedges and with a reliable all year around water supply, and with ready access. The land is situated at the foot of the Blackhill with beautiful far reaching views. There is an opportunity to acquire additional land should it be so desired.



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

Services: Mains electric, septic tank drainage and private water supply via a spring. The property is connected to Superfast Fibre Broadband.

Heating: Oil fired central heating.

VAT: The Restaurant element of the property is a vatable hereditament.

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

DIRECTIONS: Please see attached location plan.

VIEWING: By appointment through selling agents – Fine & Country with McCartneys LLP: 01497 820 778.

Office Opening Hours: Mon–Fri: 9:00 am - 5:00 pm Sat: 9:00 am - 1:00 pm
Out of hours Simon Edwards MRICS IRRV: 07814 475 839.

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.

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



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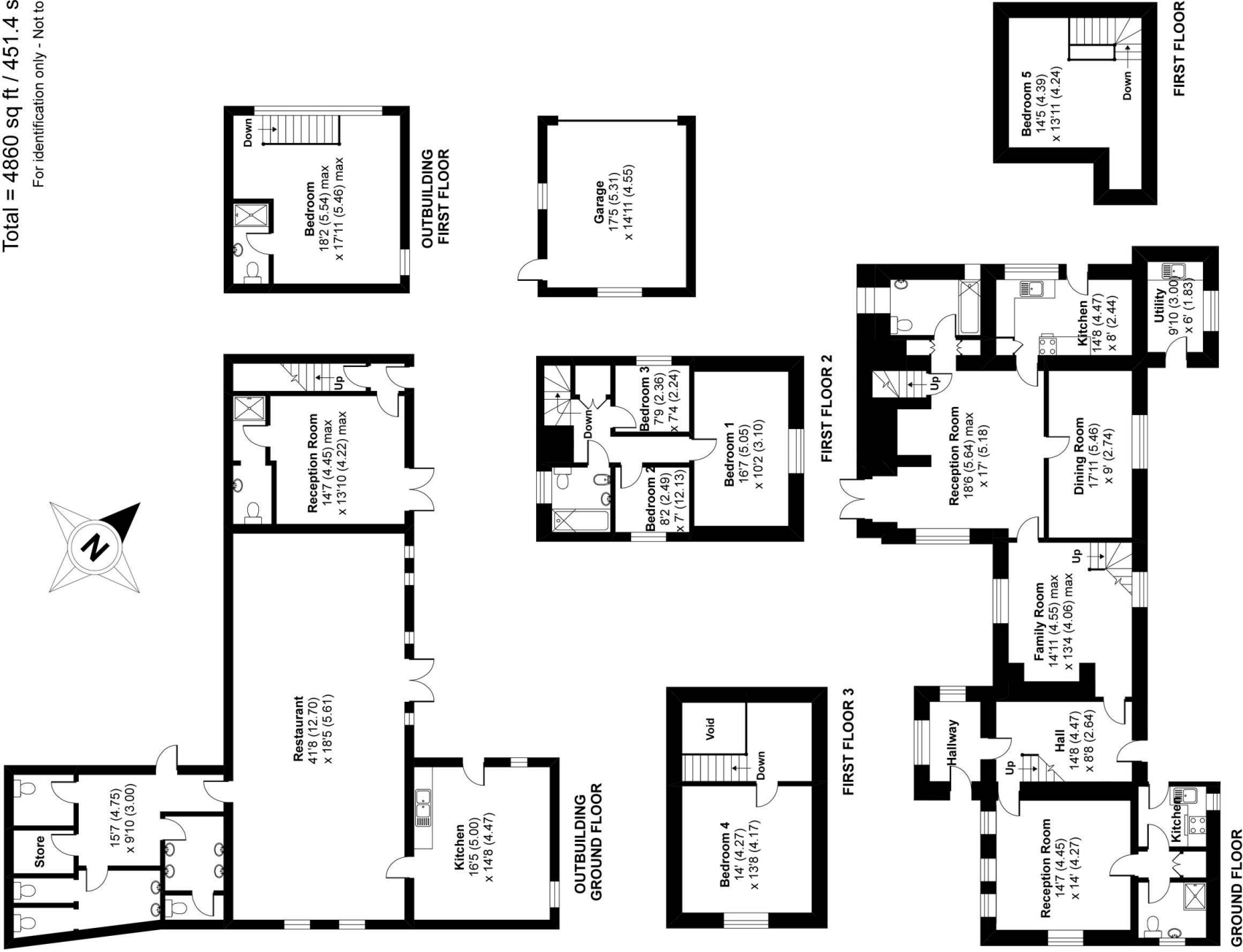
Approximate Area = 2516 sq ft / 233.7 sq m (excludes void)

Garage = 262 sq ft / 24.3 sq m

Outbuilding = 2082 sq ft / 193.4 sq m

Total = 4860 sq ft / 451.4 sq m

For identification only - Not to scale



**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nitchecom 2020.

Produced for McCarneys. REF: 646862



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