

THE BRUNANT FARM

HEREFORDSHIRE





Sunderlands

Residential Rural Commercial

3 Pavement House
The Pavement
Hay-on-Wye
HR3 5BU

Tel: 01497 822 522

m.nicholls@sunderlands.co.uk

www.sunderlands.co.uk



THE BRUNANT FARM, CLYRO, HEREFORDSHIRE, HR3 5JX

Hay-on-Wye 3 miles, Brecon 17 miles, Hereford 23 miles, Abergavenny 28 miles, Worcester 48 miles

A beautifully located smallholding enjoying the most breath-taking views

14 Acres | 4 Bedroom Farmhouse | 3 Holiday Cottages | Excellent Range of Traditional Buildings

For sale as a whole



INTRODUCTION

The sale of the Brunant Farm represents a fantastic opportunity to acquire a uniquely located rural residence overlooking the Wye valley and benefiting from the most panoramic views of the Black Mountains and Brecon Beacons and notable landmarks such as the Gospel Pass and Pen-y-Fan. The Brunant comprises a beautifully presented 4 bedroom farmhouse, 3 holiday cottages and an extensive range of outbuildings to include a large detached traditional stone barn and modern portal steel framed building. The property extends to approximately 14 acres of well maintained lawns, gardens and pastureland which surrounds the property on all sides.



SITUATION

Brunant Farm is approached via its own private tarmacadam drive which divides to provide separate access to the farmhouse and the holiday cottages. The residence is situated in an elevated position, located only a short drive from the popular Welsh border town of Hay-on-Wye that is world famous for its second-hand bookshops and host to the Hay Literary Festival. Hay-on-Wye also has a plethora of shops & retail outlets, restaurants and café's, a supermarket, a medical practice, cinema, chemist, two dental surgeries and a popular primary school.

The nearest village of Clyro also has the benefit of a garage & village shop, filling station and Church primary school. The main entrance to the property is situated only a mile from the A438 which is approximately equidistance between the larger town of Brecon and city of Hereford. The main train services are available at Abergavenny, Hereford and Cardiff with international airports based at Cardiff and Bristol.



THE FARMHOUSE

The farmhouse is a traditional stone constructed 4 bedroom residence that has been sympathetically renovated in recent years retaining some of the most wonderful characterful features to include a traditional stone inglenook fireplace, original exposed oak beams and stonework, offering a simply wonderful and welcoming family home. Surrounding the residence is a large and well maintained lawned garden that further extends into a fruit orchard and vegetable garden area complete with greenhouses and polytunnel. There is also a pretty water feature that has been encompassed into the garden area, which was originally the former sheep wash pool. To the rear of the farmhouse is a large traditional stone building that offers an abundance of enclosed indoor space for vehicles and a very useful workshop area with separate storage space on the first floor which could easily lend itself to an ideal office space.





At the heart of the farmhouse is a large kitchen and dining area which benefits from a central oil-fired Aga and wood burning stove. A staircase then leads to a first floor living area that represents a warm and relaxing space with a central wood burning stove and vaulted ceiling that exposes the stunning timberwork.

One of the most stunning rooms of the residence is the dining room which has an abundance of character and charm, the perfect place for entertaining guests.

A second staircase leads to the first-floor accommodation that comprises 4 spacious double bedrooms and large family bathroom. All of the rooms have been tastefully decorated throughout with some rooms offering potential for ensuite accommodation.





BRUNANT FARMHOUSE FLOOR PLAN



Approx. Gross Internal Floor Area 2408 sq.ft / 223.83 sq. m. For illustrative purposes only. Not to scale

THE HOLIDAY COTTAGES

The holiday cottages represent a purpose-built traditional stone constructed complex of 3 separate, but adjoining, cottages all offering two double bedrooms and shower rooms with ground floor kitchen/diner and lounge accommodation. The complex is ideally situated to take advantage of the far-reaching views towards the Brecon Beacons and Pen-y-Fan, allowing some of the most gorgeous sunsets to be witnessed.

The cottages have the benefit of their own separate parking and garden area away from the main farmhouse. Each of the cottages has their own separate oil boiler that provides the hot water and heating and there is a separate drainage system from the farmhouse.

Internally the cottages are well presented complete with fitted ovens and dishwashers and they are all double glazed throughout.





THE OUTBUILDINGS & LAND

The Brunant possesses an impressive and large range of traditional and modern outbuildings that lend themselves to a multitude of potential uses and further development. Briefly they comprise the following:

Traditional Stone Barn & Laundry 6.56 x 15.95m plus loft area, concrete floor throughout.

Vehicle Garage and Workshop 4.94 x 19.96m plus separate storage area/office space.

Machinery Shed 7.59 x 12.22m Modern portal steel frame building with concrete panels and corrugated sides, concrete floor throughout.

Wood Store 6.85 x 8.27m Timber framed construction.

There area also various smaller ancillary buildings at the Brunant. The land extends to 13.98 acres and surrounds the homestead on all sides and is currently utilised for the grazing of livestock. The fields represent relatively level pastures ideal for producing a fodder crop and are all contained within one ring fence.





WATER

The Brunant has the benefit of a private borehole water supply to the farmhouse and a mains metered water supply to the holiday cottages.

SERVICES

A mains electricity, water and telephone supply is connected to the property. The main farmhouse has a private septic tank drainage system. The cottages have a separate Biodisc drainage system. The farmhouses and holiday cottages have separate oil central heating systems.

TENURE

Freehold with vacant possession upon completion.

COUNCIL TAX

The Brunant Farm – Tax Band “F”
Self Catering Units Current rateable value £6,600
Local Authority Powys County Council

TIMBER, WOODLAND, SPORTING AND MINERAL RIGHTS

We understand that all rights are included within the freehold sale

BASIC FARM PAYMENT ENTITLEMENTS

The Basic Farm Payment Entitlements are not available however the land would be available to claim in 2024.

VIEWING AND CONTACT DETAILS

Strictly by appointment with the agent only.

Contact Tel: 01497 822522

Office opening hours:

Mon-Fri 9.00am-5.00pm. Sat 9.00am-12 noon.

Out of hours contact:

Matthew Nicholls 07811 521267 or

m.nicholls@sunderlands.co.uk

MONEY LAUNDERING

As a result of anti-money laundering legislation all persons offering for the property should include a copy of the following documentation:

1. Photo ID for example Passport or Driving Licence.
2. Residential ID for example current Utility Bill.

WAYLEAVES EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves and rights of way both declared and undeclared.

TOWN AND COUNTRY PLANNING

The property is offered subject to any development plans, tree preservation orders, ancient orders, public rights-of-way, town planning schedules or resolutions which may be or may come into force. The purchasers will be deemed to have full knowledge of these and have satisfied themselves as to the effects such matters have on the property.

PLANS, AREAS AND SCHEDULES

These are based on Ordnance Survey and are for reference only. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

BOUNDARIES ROADS AND FENCES

The purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendor nor the Vendors Agents will be responsible for defining the boundaries of ownership thereof.

MISREPRESENTATIONS ACT

(a) The property is sold with all faults and defects (if any), whether in good condition or otherwise and neither the Vendors nor Sunderlands 1862 LLP, the Agents for the Vendors, shall be in any way responsible for such faults and defects, or for any statements contained in the particulars of the property prepared by the said Agents.

(b) The purchaser shall be deemed to acknowledge that he has not entered into this contract in reliance on any of the said statements that he has satisfied himself, as to the contents of each of the said statements by inspection or otherwise, and that no warranty or representation has been made by the Vendors or the said Agents in relation to, or in connection with the property.

(c) Any error, omission or misstatement in any of the said statements shall not entitle the purchaser to rescind or to be discharged from this contract, nor give either party any cause for action.

(d) All measurements and distances are approximate. The electrical, drainage, water and heating installations have not been tested by the Agents. (The normal enquiry is carried out by the purchaser's Solicitors and the type of inspection undertaken by a purchaser's surveyor have not been carried out by the selling agents for the purchase or preparation of these particulars). Interested perspective purchasers are recommended to obtain an independent survey report on this property.

INCONSISTENCY

In the event that there is any variance between these particulars and the contract of sale, then the latter shall apply.

IMPORTANT NOTICE

These particulars are set out as a guide only. They are intended to give a fair description of the property but may not be relied upon as a statement or a representation of facts. These particulars are produced in good faith and are inevitably subjective and do not form part of any contract. No persons in the employment of Sunderlands 1862 LLP has any authority to make or give any representation or warranty whatsoever in relation to this property.

HEAD OFFICE: Offa House, St Peters Square, Hereford, Herefordshire, HR1 2PQ

HEALTH & SAFETY

This is a fully working farm estate, all viewers are reminded that they should take all necessary care when making an inspection of the property. Viewings are taken solely at the risk of those who view and neither the agents nor owners of the property take any responsibility for any injury however caused.

ASBESTOS

The vendors and their agents accept no liability for any asbestos on the property. It is in the nature of farm buildings in particular that asbestos is likely to be present on the farm.

EPC RATINGS

Brunant Farmhouse

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E		
21-38	F	32 F	
1-20	G		

Bramble Cottage

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		111 A
81-91	B		
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Orchard Cottage

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		112 A
81-91	B		
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Warren Cottage

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		115 A
81-91	B		
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		