



Millhalf Farm, Whitney on Wye, Herefordshire HR3 6HY



**Millhalf Farm,
Whitney on Wye,
Herefordshire
HR3 6HY**

- **Lot 1:** Substantial detached stone farmhouse requiring renovation
- **Lot 2:** Range of traditional outbuildings with Planning Permission for conversion into four dwellings

Guide Price Lot 1: £495,000
Guide Price Lot 2: £600,000

Situation

Millhalf Farm is situated in open countryside just off the A438 Hereford Brecon Road. An excellent range of shopping, educational, recreational and sporting facilities are available in the Cathedral City of Hereford which is approximately 15 miles and more local everyday services are available in the border town of Hay on Wye approximately 6 miles.

Description

A substantial detached farmhouse and a range of traditional stone barns with planning consent for four dwellings are offered for sale as a whole or in two separate lots.

LOT 1 – Millhalf Farmhouse

A substantial detached farmhouse in need of complete updating and renovation standing in gardens and grounds with pleasant outlook over open countryside.

The property has three Reception Rooms, large Kitchen/Breakfast Room, Boot Room, Dairy and Hallway and on the first floor there are 6 Bedrooms and Bathroom. The property is property is complimented by ample parking, hardstanding area and gardens.

Hallway 3.5m x 2m

Lounge 4.8m x 4.1m

Drawing Room 5.3m x 4.6m

Kitchen/Breakfast Room 6.8m x 5.1m

Boot Room 3m x 2.1m

Leading to –

Lobby 4.9m x 3.5m

Passage way from Kitchen leading to –

Dairy 4.6m x 3.6m

Utility Room 4.2m x 3.7m

A half turning staircase to –

First Floor

Bedroom 1 4.8m x 4.6m

Bedroom 2 5.6m x 4.6

Door to –

Landing Area

Leading to –

Bedroom 3 3.7m x 3.3m

Bedroom 4 4.3m x 2.6m

Inner Landing

Bedroom 5 5.3m x 4m

Box Room 3.4m x 2m

Leading to –

Bedroom 6 4.8m x 3.5m

Bathroom 3.5m x 2.6m

Separate WC

Outside

As previously mentioned, the property has its own driveway leading to ample parking and turning area with the main garden to the side of the property being laid to lawn with mature trees and shrubs.

Services

It is understood that mains electricity, LPG (for the Aga), electric heating and mains water are connected to the property, septic tank drainage (not tested).

LOT 2 – Range of Traditional Stone Buildings

A range of traditional stone barns with detailed Planning Permission for the conversion into four dwellings.

Planning Permission

Planning Permission was granted under Application No. 151609. Full copies of correspondence and all associated Planning Permission and plans are available on the Council website



www.herefordshire.gov.uk/planning.

BARN 1 (228 sq.m. approx.)

With Planning Permission for conversion to provide; Ground Floor Sitting Room, Dining Room, Kitchen, Utility, Storage Facilities, rear Lobby and Bedroom with En Suite. On the First Floor there are 3 Bedrooms, all with En Suite facilities.

BARN 2 (219 sq.m. approx.)

With Planning Permission for conversion to provide; Ground Floor Sitting Room, Dining Room, Kitchen, Bedroom and Cloakroom. First Floor Bedroom with En Suite, 2 further Bedrooms and Bathroom.

BARN 3 (272 sq.m. approx.)

With Planning Permission for conversion to provide; Sitting Room, Reception Room, Dining/Kitchen, Utility, Cloakroom, Pantry and Store Facilities. Master Bedroom with En Suite, 3 further Bedrooms and Bathroom.

BARN 4 (282 sq.m. approx.)

With Planning Permission for conversion to provide Ground Floor Lounge, Utility, Kitchen, Bedroom with En Suite, Cinema/Games Room and Cloakroom. First Floor; Sitting Room, 2 Bedrooms both with En Suite and Third Floor; Den.

General Comments

All the barns have an abundance of exposed beams, timbers and other character features.

The large modern agricultural building that will abridge the new boundary, next to Barn 1, will be removed by the Vendor who also reserves the right to remove the three bay building in the proposed garden of Barn 4.

An Asbestos Report for Lot 2 will be available to view and prospective purchasers will be deemed to bid in the knowledge of the Report. Should Lot 1 be sold separately to Lot 2, then there will be retained rights for services and access for the benefit of the farmhouse and pasture land.

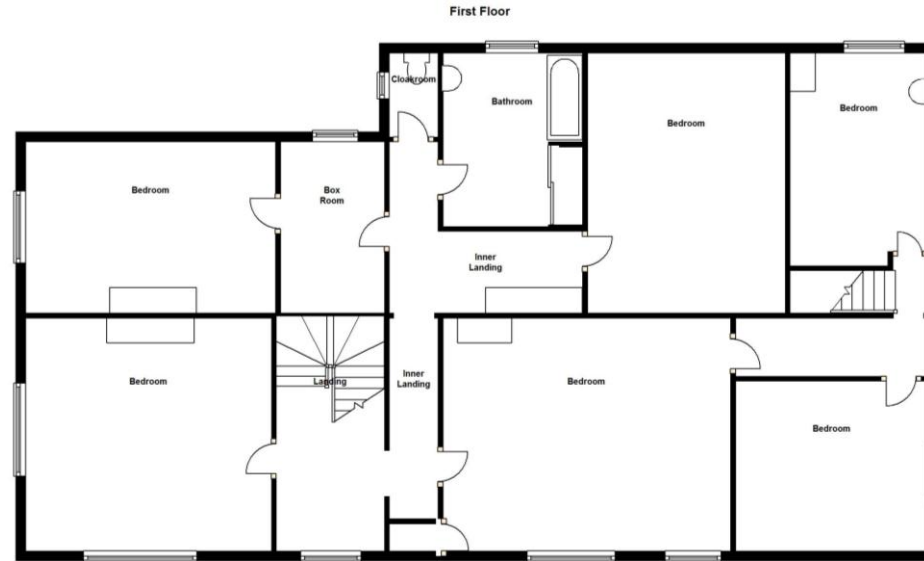
Directions

From the A438 (Hereford-Brecon Road) turn just before the Boat Public House onto a small lane (signposted Brilley/Michaelchurch on Arrow).

Continue for approximately 1/2 a mile whereupon Millhalf Farm and the barn complex will be situated on the left hand of the road.









Viewing

Strictly by prior appointment through the Sole Selling Agents.





Key

-  - New Road
-  - Driveway
-  - Pathways
-  - Grassed lawn
-  - Stone wall
-  - Closed boarded fence 1.8m high
-  - Tree and shrub planting of native species
-  - Buildings

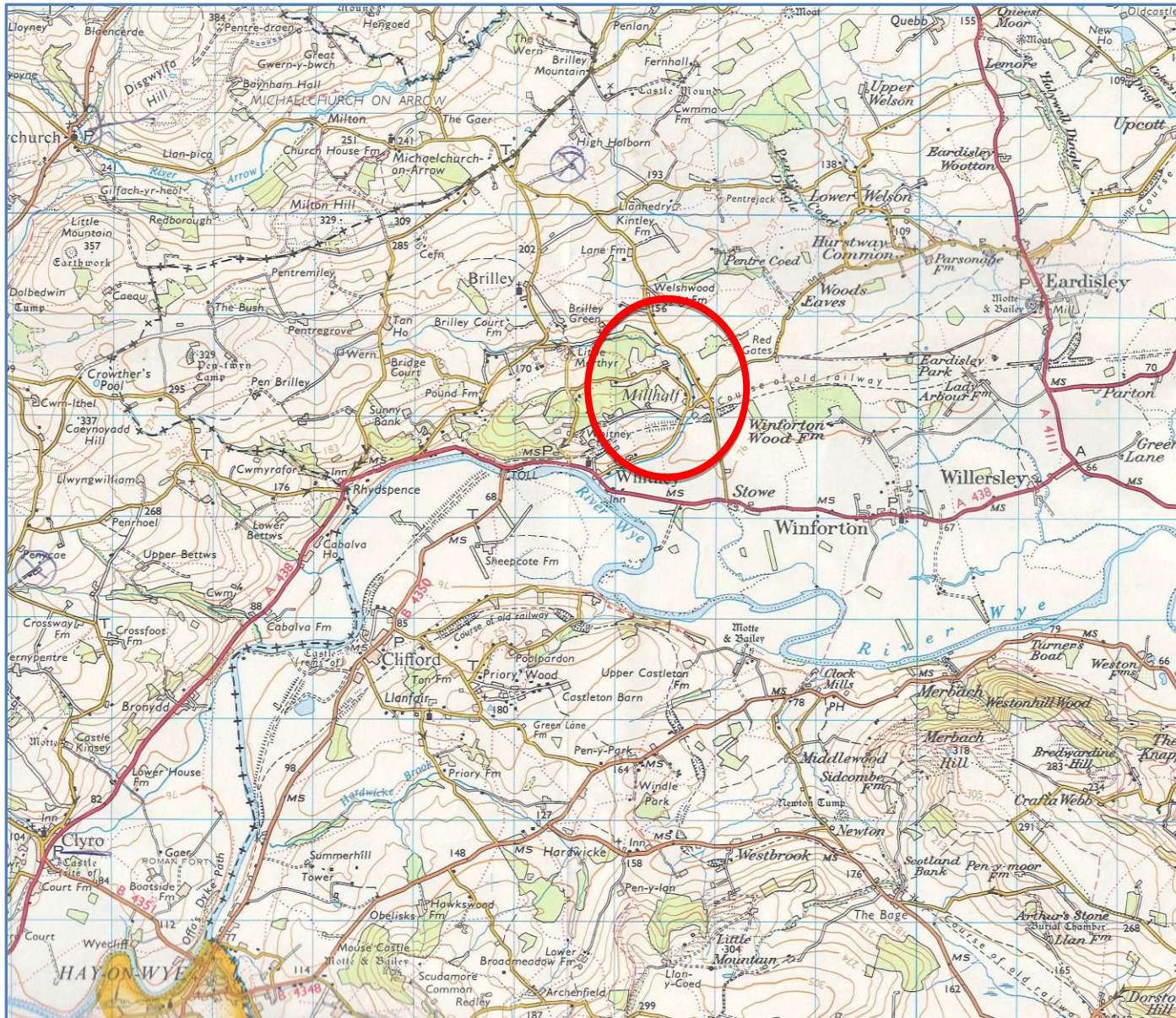


**Partneriaeth
Garner Southall
Partnership**



Architect-Surveyor - Historic Building Consultants
Pensaer-Tirfesurysydd -Ymgynghorwyr Adeladus
Hanesyddol

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|--|----------------------|-----------------------------|--------------------------|-----------|-------------|
| Job PROPOSED CONVERSIONS, MILL HALF FARM, WHITNEY-ON-WYE | | | | | |
| Subject SITE PLAN AND SITE LOCATION | | | | | |
| Drm SAB | Date MAY15 | Scale AS SHOWN@A3 | Drg.No 4447/14 | | |
| Amendments | By | Date | Amendments | By | Date |
| | | | | | |
| | | | | | |
| Ashby House, Middleton Street, Liandrindod Wells, Powys LD1 5ET Tel: 01597 822412/824144 3 Broad Street, Knighton, Powys LD7 1BL Tel: 01547 520130 Fax: 01547 529199 | | | | | |



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Energy Efficiency Rating

| | Current | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | 67 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | 11 | |
| Not energy efficient - higher running costs | | |

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.