



The Travley Farm, Llowes, Herefordshire. HR3 5JG

 **Sunderlands**  
Residential Rural Commercial





**The Travley Farm  
Llowes  
Herefordshire  
HR3 5JG**

Summary of features

- For Sale by Private Treaty
- A substantial livestock farm extending to 158.69 acres of lush pastureland and woodland
- A substantial and spacious 4 bedroom rural residence with potential for two further bedrooms
- Extensive range of traditional stone barns surrounding a central courtyard
- Range of Modern Portal Frame Buildings
- Stunning & Panoramic views of the Black Mountains & Brecon Beacons
- Price on Application

**Hay-on-Wye 4 miles  
Brecon 16 miles  
Hereford 21 miles**

**Description**

Travley Farm is a substantial livestock farm that extends to a considerable 158.69 acres comprising an impressive and spacious farmhouse and excellent range of modern and traditional stone buildings. The farmstead is south facing, situated in an elevated position above the idyllic village of Llowes and enjoys the most beautiful and panoramic view that extends from the Black Mountains all the way to Pen-y-Fan and beyond. Another feature of the property is its proximity to the Begwyns common which is located only a short walk away which offers the potential for terrific out-riding.

The farmstead has a terrific range of buildings and is ideally located at the heart of the farm with the land surrounding it on all sides. A particular feature are the two long traditional stone barns that form a central courtyard and again take advantage of the stunning views. It is considered that the long barn was once the former farmhouse as it possesses all the characteristics of a Welsh longhouse with the beautiful exposed oak beams a particular feature.

The farmhouse represents a spacious four bedroom stone constructed residence that has the potential of a further two bedrooms on the second floor. The property has the benefit of lawned and shrub gardens to the front and is ideally situated to take advantage of the most spectacular views with the added

advantage of enjoying the sunshine from sunrise to sunset.

The land is split into usefully sized enclosures for the ease of management with natural streams and tributaries that run through the property. There is an area of natural woodland on the farm that creates a natural haven for wildlife, a valuable shelter belt and valuable fuel resource.

The Travley farm is positioned in the heart of a renowned livestock area and this represents a very rare and unique opportunity to purchase a truly remarkable farm along the Welsh borders. Whilst the Travley has historically been utilised as a working farm the property lends itself to a host of other potential uses due to the versatility of the range of outbuildings for potential holiday lets and/or stabling. The Travley would make the perfect equestrian property especially with easy access to the Begwyns common which extends to over 1200 acres.







## Situation

The Travley farm is approached via its own private tarmac drive and is located approximately a mile north of the village of Llowes and is only 4½ miles from the famous second hand bookshop town of Hay-on-Wye where all the major facilities one could expect of a town can be found, to include a range of shops, restaurants, supermarket, primary school, country stores and farmer's cooperative. The village of Glasbury is only 2 miles away and also has a range of services to include village shop & post office, petrol station and three pubs/restaurants.

## Accommodation

The farmhouse is in an elevated position overlooking the Wye valley with the farm buildings situated to the rear of the property. The residence is of stone construction and is double glazed throughout. The front entrance to the house leads into a central hallway that proceeds to the main staircase and offers access into the lounge, dining room, kitchen and utility. A particular feature of the property is the high ceilings and original open fireplaces. The first floor of the property offers very spacious bedroom accommodation with a large bathroom and potential for two further bedrooms or playrooms on the second floor.

Briefly the accommodation comprises the following:

**Kitchen** (4.18m x 3.28m)

**Internal Hall** (1.34m x 4.39m)

**Lounge** (4.48m x 3.95m)

**Dining Room/Sitting Room** (4.84m x 4.25m)

**Utility** (2.92m x 4.25m)

**Landing Area** (1.06m x 4.63m)

**Bathroom** (2.42m x 3.67m)

**Bedroom 1** (4.34m x 3.58m)

**Bedroom 2** (4.66m x 3.65m)

**Bedroom 3** (3.67m x 3.88m)

**Bedroom 4** (3.59m x 4.25m)

**Stairs to 2nd floor:**

**Office/Bedroom 5** (4.27m x 3.35m)

**Office/Bedroom 6** (4.44m x 3.35m)

**Landing Area** (2.12m x 2.83m)





## Outbuildings

The Travley boasts a terrific and varied range of outbuildings to include a well-equipped range of modern steel portal framed buildings that are currently utilised for housing of the livestock. The buildings have been well maintained and all have the benefit of an electricity and water supply. The two traditional stone barns are relatively untouched having been used for storage and still possess their original features to include cobbled stone floors and simply wonderful oak beams. Their position on the farm creates what could be a lovely central courtyard especially if the barns were converted into residential/holiday units.

Briefly the buildings are as follows:

**Cattle Shed - Modern Portal Frame**  
(41m x 36.36m)

**Straw Barn with 4 Bays** (11.75m x 5.6m)

**Tool Shed** (3.57m Diameter) Former Round Grain Store

**Cattle Shed With 40 Cubicles** (22.5m x 13.29m)

**Cattle Shed with 4 Bays** (18.34m x 9.09m)

**Adjoining Bull Pen** (6.93m x 6.53m)

**Walkway** (1.37m x 18.34m)

**Large Concrete Central Yard** (24.80m x 30m)

**Traditional Stone Barn** (6.40m x 16.84m)

**Former Stable** (4.45m x 6.40m) with cobbled floor and loft adjoining storage shed

**Two Storey Traditional Stone Barn –**  
Former Welsh Long House (19m x 6.51m)  
With Adjoining Wood Shed (6.79m x 3.6m)

**Large Silage Pit** (90ft x 35ft)

**Timber Framed Wood Shed** (7.56m x 10.51m)

**Machinery Shed** (11.66m x 18.20m)

**Biomass Boiler and Wood Shed** (4.9m x 3.86m)







## The Land

The land at the Travley extends to 158.69 acres which surrounds the main farmstead in one ring fence. The land represents approximately 148 acres of lush pastureland which is separated into 17 usefully sized enclosures that has been well fenced throughout with the additional benefit of mains electric fencing protecting the majority of the external and internal boundaries. The farm is one of the very few in the area that takes advantage of the sunshine all day long and with its excellent and gently sloping pastures it is very capable of producing any arable or fodder crop. There are a couple of steeper pastures at the lower end of the farm but even these are easily accessible and capable of producing arable crops. The land appears to be in good heart and has been farmed to a high standard. The enclosures all have the benefit of a water supply either provided by a natural stream or water troughs. There is approximately 11 acres of woodland dingle located on the most easterly aspect of the farm which is classed as a SSSI. This is a pretty wooded dingle of native species that provides a natural shelter belt and valuable fuel resource.

The land is scheduled as follows:

OS Number	Field Number	Size
SO1743	7523	3.82
SO1743	6305	4.51
SO1742	6389	3.09
SO1743	9513	3.32
SO1742	8897	3.45
SO1742	8090	0.27
SO1742	8281	3.01
SO1742	7567	3.66
SO1842	1797	4.36
SO1842	0690	2.54
SO1742	9484	0.51
SO1842	0581	0.50
SO1742	9564	3.12
SO1742	8356	0.34
SO1742	9055	0.03
SO1742	9145	2.77
SO1842	0554	1.82
SO1842	1861	1.03
SO1842	1071	2.80
SO1842	2574	2.23
SO1842	3482	3.59
SO1842	2968	0.30
SO1842	5155	0.98
SO1842	4056	4.03
SO1842	2449	4.18
SO1742	9739	0.26
SO1842	1230	3.70
		<b>64.22 ha</b>
		<b>158.69 Acres</b>

### Topography

The land lies between 200 and 260 metres above sea level.

### Water

The Travley farm has a range of natural water supplies located on the farm however the main domestic supply is provided from a strong spring supply that is collected in a holding tank and provides the supply to the farmhouse, the buildings and the water troughs located throughout the farm.

### Services

The property has a mains electricity and telephone connection and a private drainage system. The heating and hot water system is provided from a Bio Mass Boiler that is situated in an ancillary building to the rear of the property. This is a domestic supply only and is fuelled by either wood pellets or blocks. The system has been implemented within the last two years and provides not only the heating and hot water but also a valuable income of over £5,000 per annum until 2022, expires 23/12/2021. Further information can be provided.

### Basic Farm Payment

All of the farm is registered with Rural Payments Wales and the Basic Payments can be available through separate negotiation.

### Timber, Woodland, Sporting and Mineral Rights

As far as we are aware these are included within the sale.

### Council Tax

Powys County Council Band "E".

### Tenure

Freehold with vacant possession upon completion.

### Directions

Directions to The Travley Farm will be provided when a viewing is arranged.

### Viewing and Contact Details

All viewings strictly by appointment and must be arranged through the selling agents Sunderlands.

Contact Tel: 01497 822 522

Office opening hours:

Mon-Fri: 9.00-5.00pm

Saturday: 9.00-1.00pm

Out of hours contact:

Matthew Nicholls: 07811 521 267

### Health and Safety Notice

Please be aware that this is a fully working and active farm. We advise all viewers to take extra care when making an inspection of the farm. Viewing is undertaken solely at your own risk and neither the agents or the owners of the farm take any responsibility for any injury however caused.

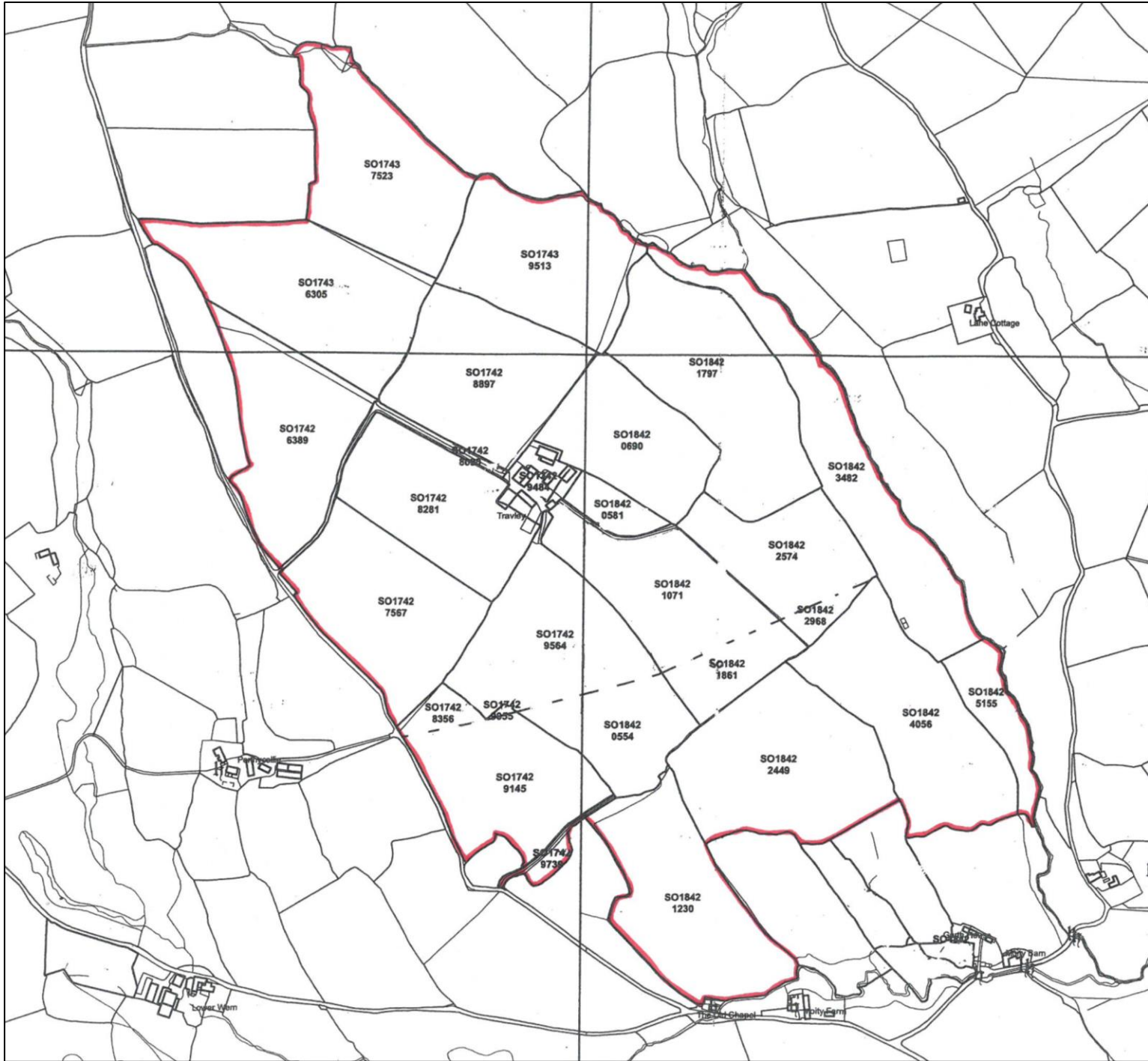














### **Money Laundering**

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, 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 are any variance between these particulars and the contract of sale, then the latter shall apply.

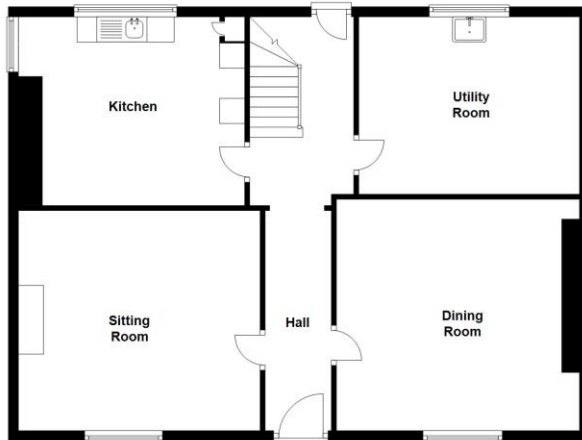
### **Important Notice**

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 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



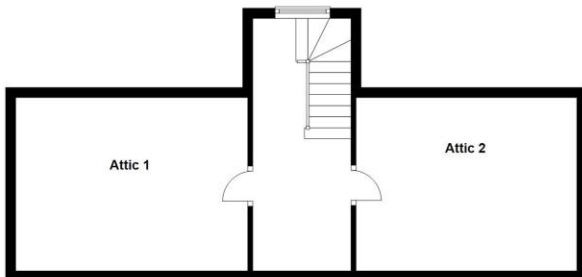
Ground Floor



First Floor



Second Floor



Floor plan produced for identification only. Not to Scale  
Plan produced using PlanUp.

## Viewing by appointment through Sunderlands

### Hay-on-Wye Branch

3 Pavement House, The Pavement,  
Hay on Wye, Herefordshire HR3 5BU  
Tel: 01497 822522  
Email: hay@sunderlands.co.uk

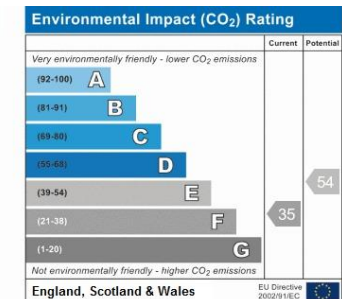
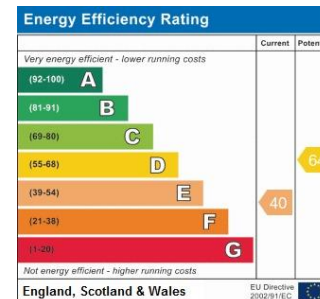
### Hereford Branch

Offa House, St Peters Square,  
Hereford HR1 2PQ  
Tel: 01432 356161  
Email: hereford@sunderlands.co.uk

[www.sunderlands.co.uk](http://www.sunderlands.co.uk)

**rightmove**  
find your happy

See all our properties at  
**onTheMarket.com**



Address:  
The Travley Farm, Llwoes, Hereford. HR3 5JG

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.