



THE FARMHOUSE

Peterchurch HR2 0TE



In an outstanding setting and yet within easy reach of amenities, a unique opportunity to create a very spacious and individual home, working alongside an award-winning architect who will carry out a design and build contract to restore and refurbish this historic grade II stone farmhouse.

Guide Price £850,000

Situation and Description

The Farmhouse is beautifully situated, in an elevated position with attractive and far-reaching views over its surroundings. Although tucked away, it will be part of small and unique cluster of individual properties all sensitively arranged for privacy. The nearby thriving village of Peterchurch lies within 1 mile and offers an excellent range of local facilities, including the highly regarded Fairfield secondary school. The ever-popular market town of Hay on Wye, with its world-famous literary festivals, is within a short drive (10 miles) and the cathedral city of Hereford lies some (13 miles) away and offers an extensive range of facilities, as well as a mainline rail connection.

Offering an outstanding opportunity, the farmhouse is offered for sale with a design and build contract to complete the restoration and conversion of this historic farmhouse which currently has detailed and approved listed building consent to create a large four bedroomed family house with an attached two bedroomed annex, which in all will offer approximately 3500 sq ft of living space. This allows the opportunity to get involved at an early stage and work with the developer and have a degree of input into some of the design elements and finishes where possible.

Planned works will include:

- Structural repairs, columns supporting Granary 1st floor, new oak lintels
- New chimney stacks in local stone.
- Making good wall stonework and repointing.
- Lowering the ground floor level, new insulation and floor slab.
- Forming new window / door openings in stone walls.
- New corrugated steel roof with insulation, lead cheeked dormer windows and roof lights.
- Galvanised steel rainwater goods.
- New entrance doors /windows /glazed doors in European Oak all double glazed.
- 7.2kw solar PV panels (ground mounted array in adjacent land).
- Air source heat pump, super-insulated hot water tanks etc.
- Under floor heating at ground floor + Granary 1st floor, radiators elsewhere.
- 3 x solid fuel stoves - in kitchen, living room, Granary 1st floor.
- Mechanical ventilation with heat recovery to all rooms (manages air leakage heat loss).

- All plumbing, drainage, and electrical systems.
- Insulated wall linings – breathable construction eg. wood fibre, hemp plaster etc.
- 1 x kitchen, 4 x bathrooms all fully fitted and ready for use.
- Plumbing and wiring for 2nd kitchen in Granary @1st floor.
- Floor, wall and ceiling finishes.
- Full Planning Permission & Listed Building Consent has been passed.
- The project will be completed by competent and suitable building contractors with regular sign off.
- Building Regulations approvals, statutory certifications, a Structural Engineer's report and an Architects guarantee will all be available upon completion.

Services and Considerations

Tenure Freehold

Mains electricity, water and private drainage.

Air source heating and access and right to use 7.2kw solar field on neighbouring land.

Council Tax Rating **TBC**

EPC Rating **TBC**

Broadband <https://checker.ofcom.org.uk/>

Mobile Phone Coverage <https://checker.ofcom.org.uk/>

Flood Risk Link <https://check-for-flooding.service.gov.uk/location/herefordshire>

For full details refer to the agreed drawings and specifications which are available from the agents.

Planning permission date of application 8th May 2025 / Application No. 251390 / Grid Ref: 332823:239060

It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. These and any matters relating to Rights of Way should be checked with your Solicitor or Surveyor.

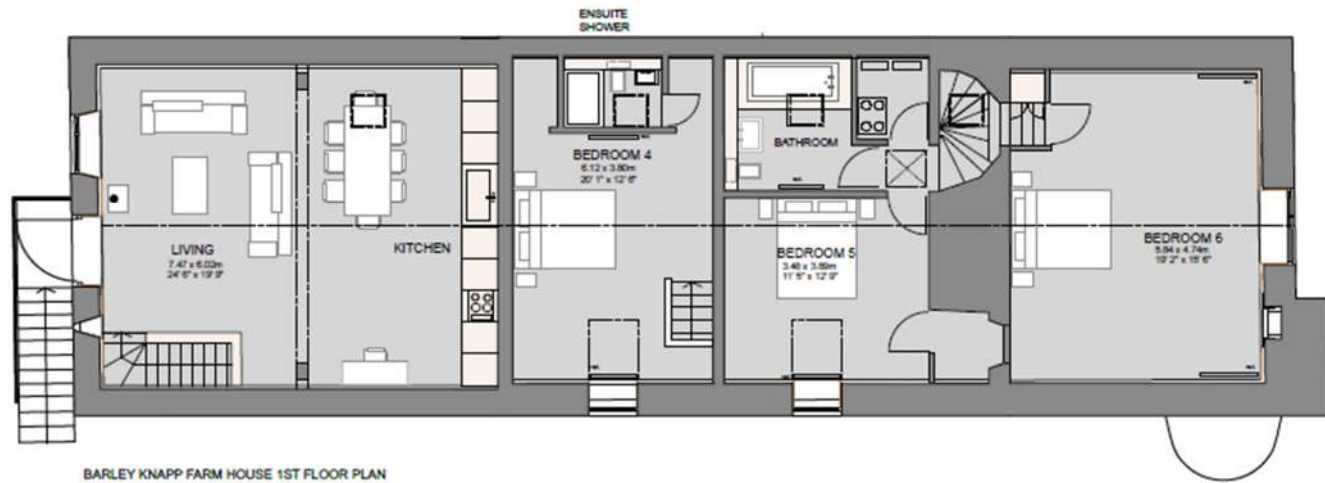
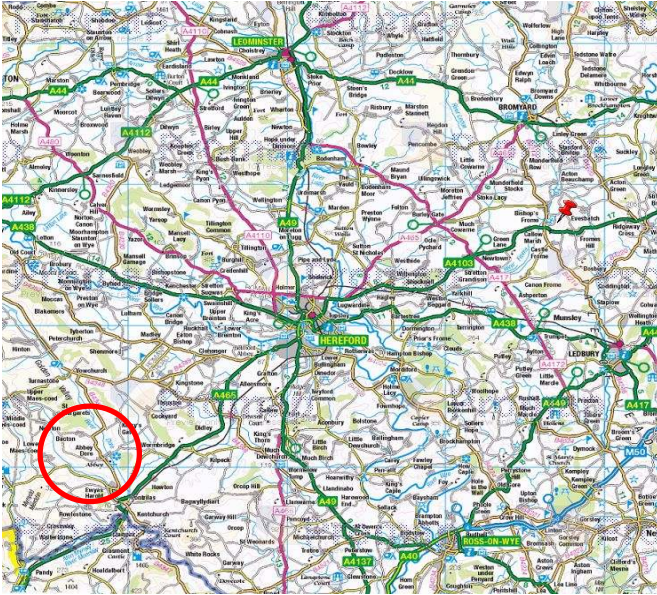
Money Laundering Regulations Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

If you need help with or are unsure about any of the information contained in these details, please let us know.

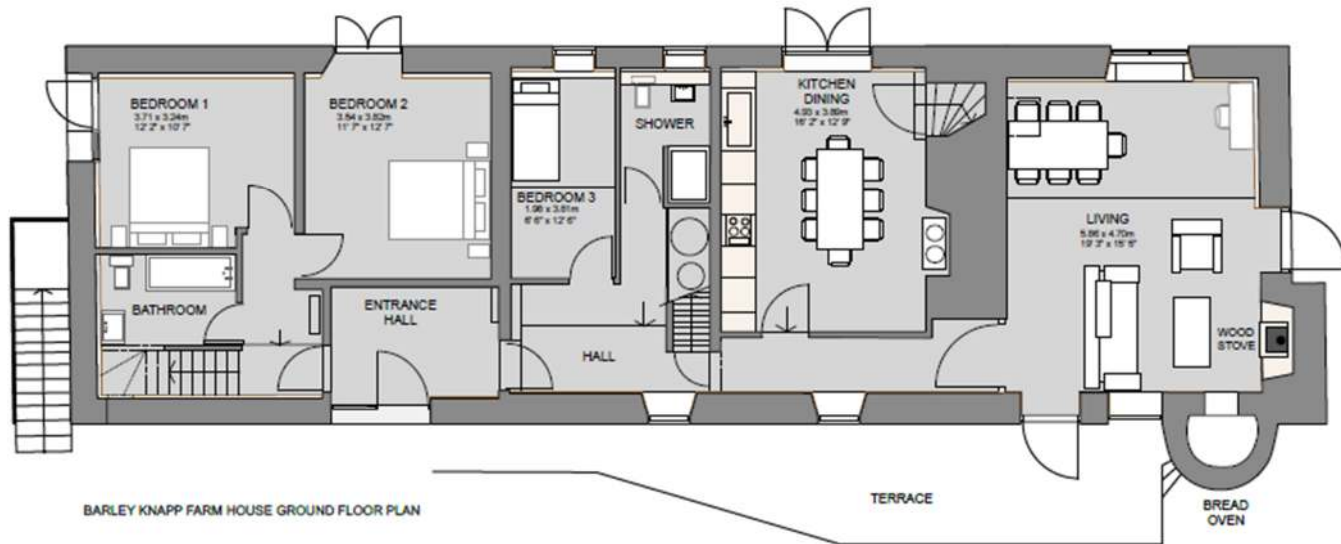
Directions

What3Words///kidney.strumming.promote

Proceed into the village of Peterchurch and continue past the village centre before turning left at The Nags Head public house. Continue along this lane to the cross-roads and proceed straight across into Long Lane. At the top of the hill turn right into a drive for Barley Knapp and the farmhouse will be found on the right-hand side.



BARLEY KNAPP FARM HOUSE 1ST FLOOR PLAN



BARLEY KNAPP FARM HOUSE GROUND FLOOR PLAN



Brookes Bliss

These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

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