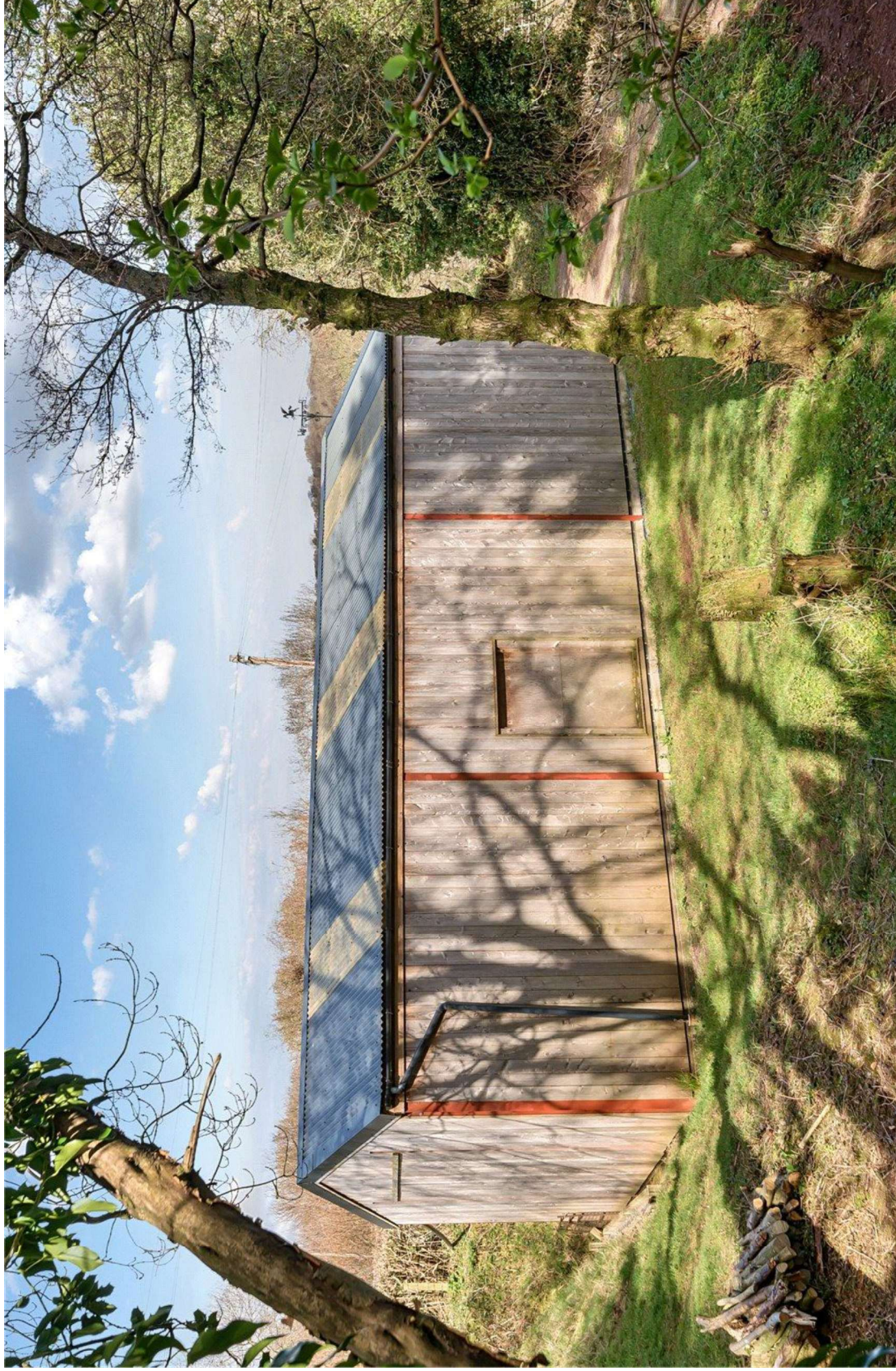


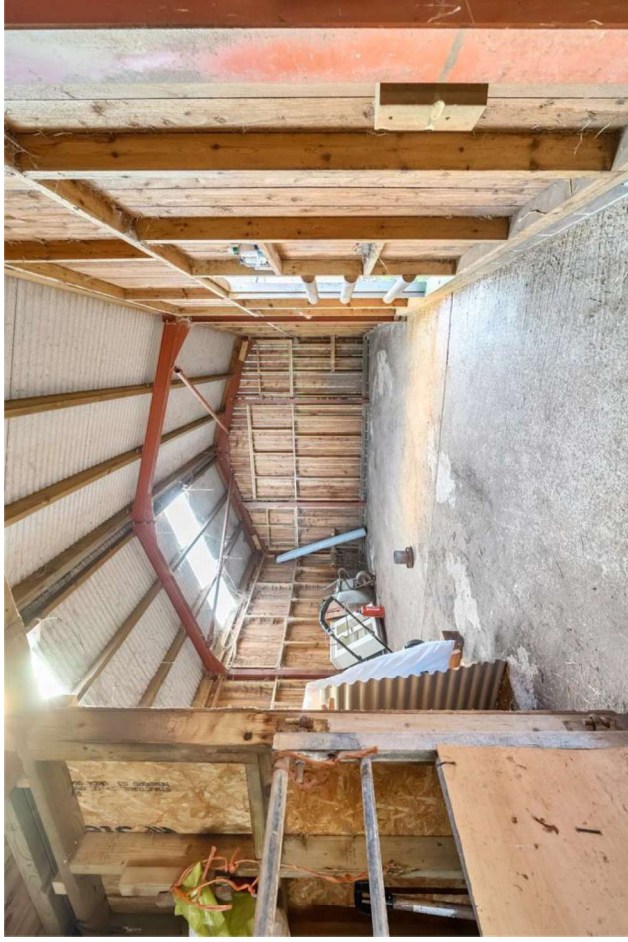


**Barn At The Oaks, Cabin & Land, Craswall, Hereford,
Herefordshire, HR2 0PN
Asking Price £425,000**

Barn At The Oaks, Cabin & Land, Craswall, Hereford, Herefordshire, HR2 0PN

A truly fantastic opportunity to acquire a barn to convert, and an up and running Airbnb cabin known as Crib Y Garth Hut on google and 4.78 acres of land situated at Craswall in the Upper Monnow Valley with far reaching views over unspoilt countryside in the Foothills of the Black Mountains with access to Hay on Wye, Hereford and Abergavenny. The property is located in a good riding area with direct access the mountain.

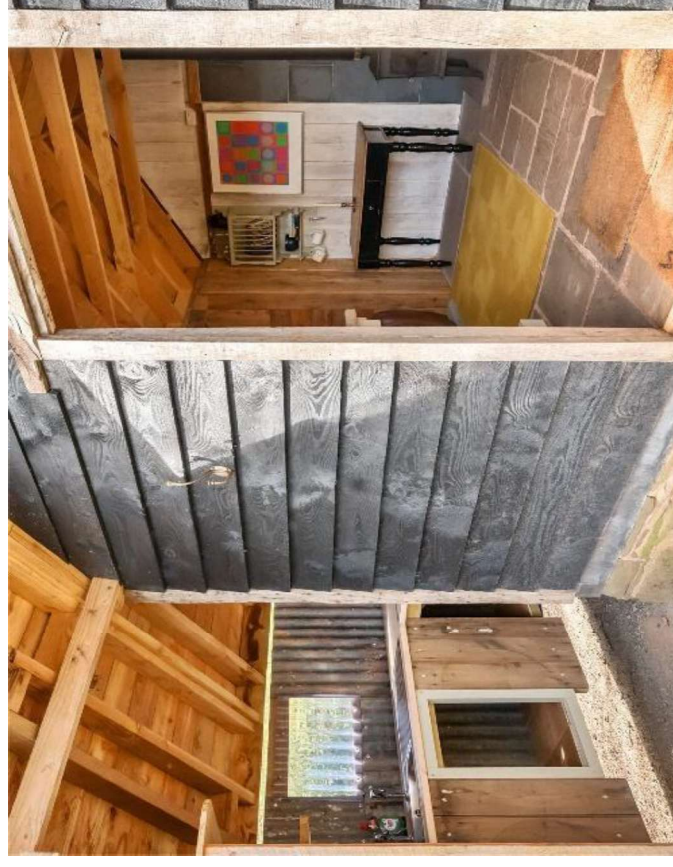
Craswall is a village and civil parish in Herefordshire. It lies in the far west of the county close to the border with Wales. The off-grid hut and barn enjoy miles of great walking straight from its doorstep including the Offa's Dyke Path and Hay Bluff. The Bull's Head, Craswall, a well renowned drovers inn, is a Michelin Guide Restaurant and Pub is 1.5 miles away and has Airbnb facilities. The nearby village of Longtown offers a good range of facilities including a Village Store & Post Office, Primary School, Village Hall and Public House. The property also benefits from lying within the catchment area for the highly regarded Fairfield High School. It is approximately 6.8 miles from Hay on Wye famous for The Hay Festival, 17.3 miles from Hereford and 15.5 miles from Abergavenny.



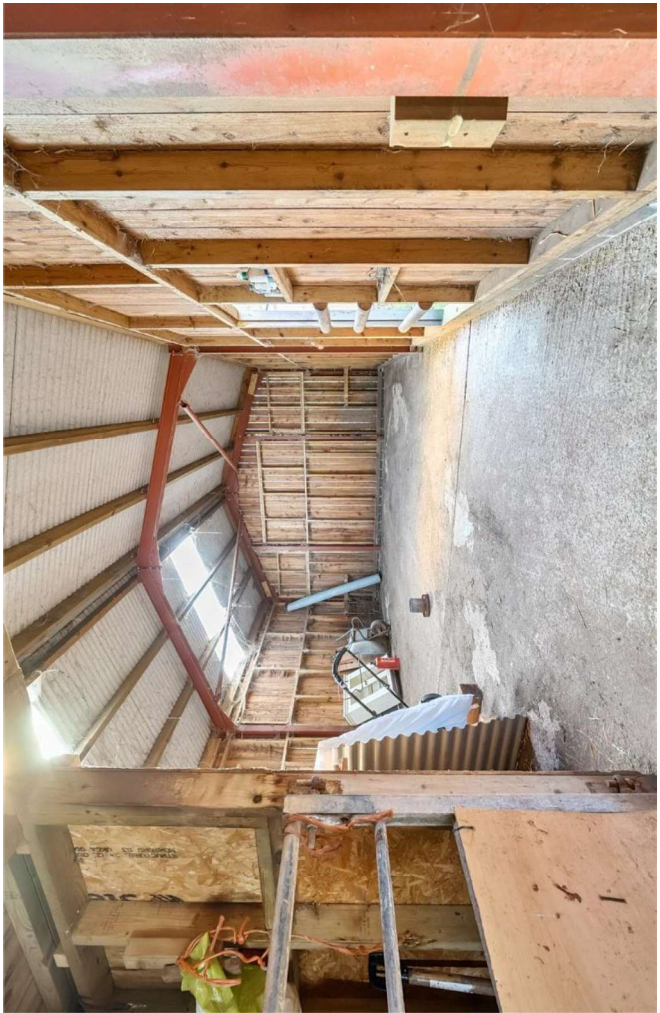
Walk Inside

The Modern Barn known as Barn at The Oaks, has planning permission to create a stylish property comprising of an open plan living room, two double bedrooms and an office. Full Information can be found on the Herefordshire Planning Portal: https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=250187&search-term=250187

The Cabin, Crib Y Garth Hut, can be found on Google and is set in its own private grounds in natural rewilding. Repurposed and adapted from its origins as an old farm building, the space has 12 volt electric lighting and USB charging point. Inside provides a comfortable living area with a wood burner together with dining and cooking space. There is a cosy double bedroom with a picture window enjoying views to the countryside. Integral to the building is a kitchen sink and food prep area. There is also an adjoining hot shower. The hut has its own private composting toilet located close by.

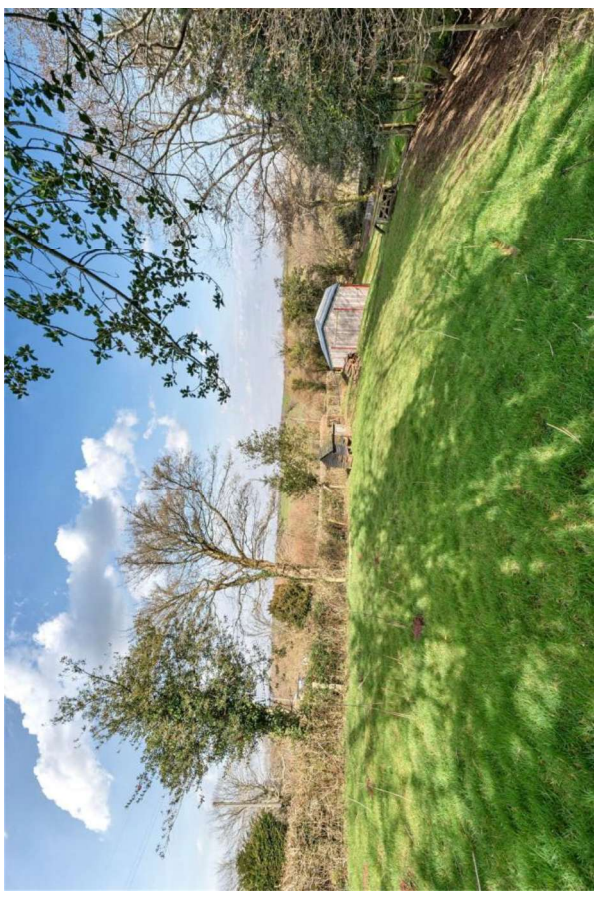


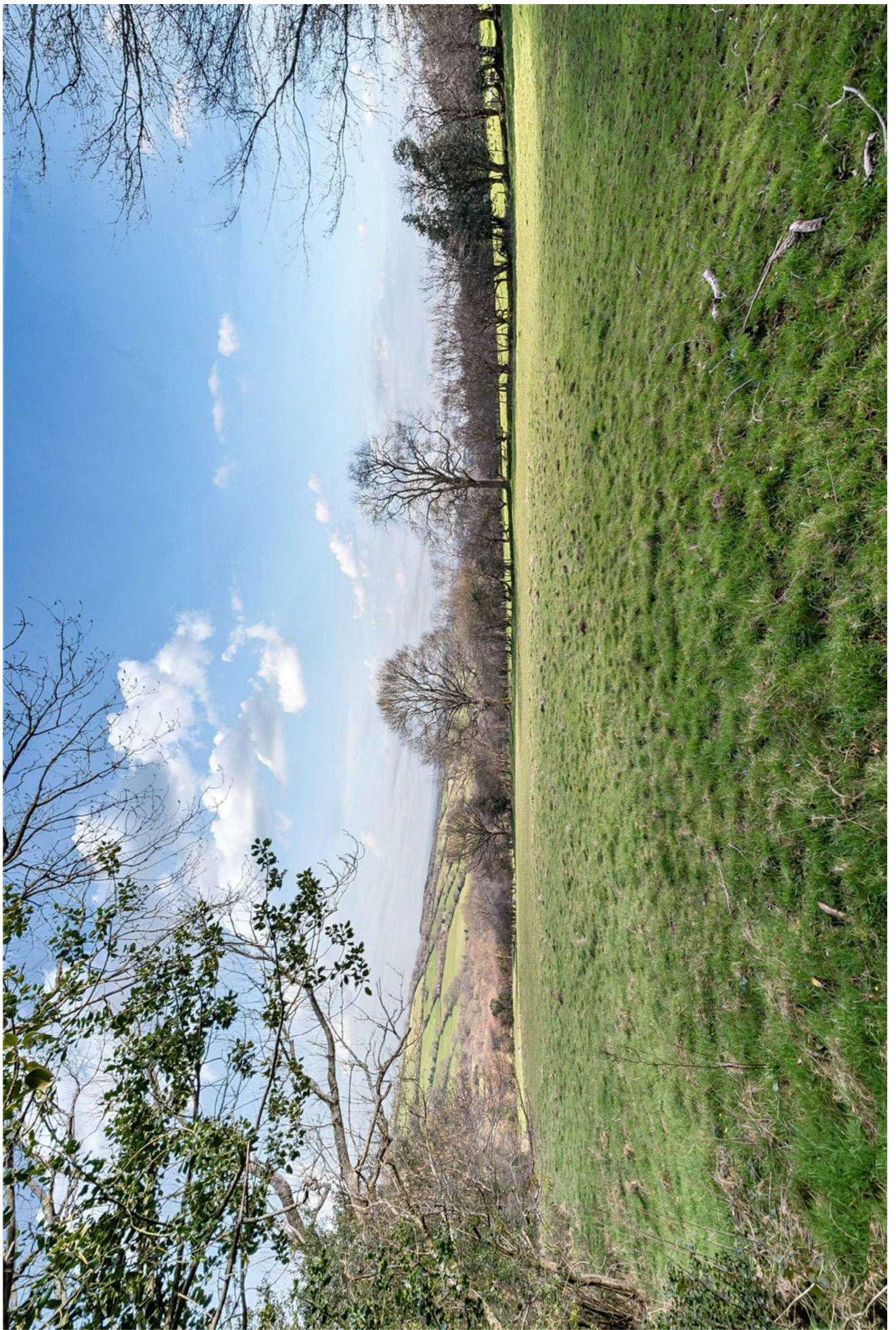




Walk Outside

There are great areas to sit to enjoy the tranquility of the place, including by the brook and amongst the trees. There are outstanding views of the Black Hill and surrounding countryside. The 4.78 acres of grounds provide a useful space suitable for variety of uses. From the off-grid hut and barn you can enjoy miles of great walking straight from the doorstep including the Offas Dyke Path and Hay Bluff.







General

SERVICES: We are informed that the property is connected to Spring Water, 12 volt electric lighting, but Mains electric can be connected if desired.

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

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

MOBILE & INTERNET COVERAGE: Please refer to Ofcom by using the following link;
www.checker.ofcom.org.uk

VIEWING: By appointment through selling agents – McCartneys LLP: 01497 820778
Opening Hours: Mon–Fri: 9:00 am - 5:00 pm Sat: 9:00 am - 1:00 pm

Directions: What3words///steady.wake.canyons

REFERRAL FEES:

McCartneys LLP routinely refers vendors and purchasers to providers of conveyancing, survey, removal and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Details Last Updated: Monday, 14 April 2025

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.

MCCARTNEYS LLP

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