

Corner Cottage, Clodock, Longtown, Herefordshire, HR2 0NZ

Guide Price £270,000



A picturesque semi-detached 2 double bedroom period stone cottage set in an idyllic village nestled at the foot of the majestic rise of the Black Mountains, offering a charming home or holiday let with further potential building plot.

Sitting Room – Study – Garden Room - Kitchen/Diner – Utility – Wet Room Shower – 2 Double Bedrooms – Flagstone Patio – Assorted Sheds – Driveway Parking – Enclosed Private Gardens & Patio

Corner Cottage is a delightful period property once the village bakery, fully retaining its appealing character in exposed beams, stone inglenook fireplace, even to its original stone tile roofing. It offers a charming home or exciting potential as a Holiday Let with even the possibility for a building plot within the garden extending to the side; subject to all relevant planning permissions.

Yet it is the surrounding landscape that steals the breath, with the rear patio offering an ideal spot to glimpse the rare Green Woodpecker or resurgent Red Kite, as open fields give way to the first majestic rise of the Black Mountains, the Hatterrall Hill dividing England and Wales.

Located directly opposite the 12th century Clodock church, recently featured in the BBC 2 series 'A Vicar's Life' and a venue for music concerts, the cottage is a short stroll from the village pub, a community hub offering quiz nights, skittles, quoits and bring-a-dish gourmet evenings. While less than a mile away Longtown provides a local store with post office, pub and primary school.

This is an area dotted with ruined castles and drenched in the turbulent history of warring nations, its stunning natural landscape also draws visitors to its endless miles of walking trails, including famed Offa's Dyke or along the Cat's Back to Hay-On-Wye, world renowned for its Literary Festival and bookstores. It lies some 9miles from the market town of Abergavenny with its Food Festival, 18miles from the city of Hereford, 25miles to Monmouth or 29miles to Brecon.



Sitting Room – The wide timber door with stain-glass panel opens into the inviting Sitting Room, to the side the front window frames views across to the church and features a small wooden window seat. The warm focus of this charming room is the stone inglenook fireplace with timber beam lintel, home to a Charnwood woodburner.

Study – Beyond an original wide timber door lies a malleable room, ideal for a well-lit Study as the wide window with tiled, deep cill captures stunning views across the rear garden to the Black Mountains. There is also useful open storage beneath the stairs.

Kitchen/Diner – Extending from the original cottage the spacious Kitchen/Diner features the old external wall with protruding stones creating a high display shelf with a lower, small niche and further retains both exposed timber ceiling beams and low, stone-framed narrow side window.



Opposite the dining area the Kitchen is fully fitted in white painted units with laminate countertops, integrated are double oven, with to the side the ceramic sink and a half with integral drainer set below an open hatch into the Utility. The gas hob with hood above, sits between twin windows with lovely views towards the mountains.

Utility – Beyond the Kitchen with matching ivory tile flooring is the Utility with space for fridge/freezer and both a washer and dryer. It also has practical fitted units for useful storage and houses the Worcester oil-fired boiler.

Garden Room – To the rear of the cottage lies the charming, tile-floored Garden Room with an External door to the Driveway. The half wall and three sides of timber glazing creates a delightful spot to sit year-round and delight in the exceptional views.

Wet Room Shower – Tiled to create a Wet Room with a glass-screened shower, the room has ample space for a conventional full bath and is completed with WC and basin in a fitted vanity unit with storage and open tiled shelves to the side.

Double Bedroom – Upstairs to the left the open, carpeted, double bedroom enjoys spectacular views over the rear garden to the mountains beyond. To the corner a full height, built-in cupboard houses both the hot and cold water tanks.

Double Bedroom – To the other side of the stairs the second, carpeted double bedroom also enjoys exposed timber beams and has a window with deep timber cill and views across to the church. To the side is fitted a run of wardrobes providing ample storage.

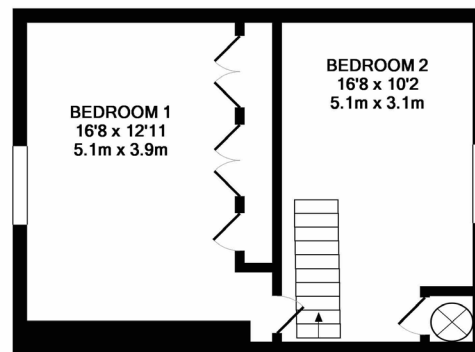
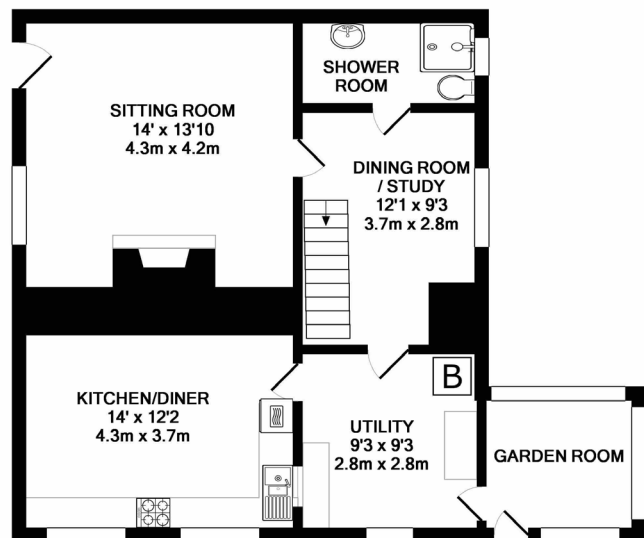


OUTSIDE

To the side lies the Driveway providing parking for several cars, while to the immediate rear of the cottage opens a wide flagstone Patio bordered by a low stone retaining wall and planted border, ideal for Outdoor Dining.

To the far side of the drive opens a long enclosed Garden, offering an assortment of storage Sheds. Lying beyond a pergola with to the side a second, gravel dining area, the productive garden has raised vegetable beds, compost bays and greenhouse. While to the far end lies a woodland area dotted with daffodils beneath beech trees.





TOTAL APPROX. FLOOR AREA 989 SQ.FT. (91.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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PRACTICALITIES

Herefordshire Council Tax Band B

Oil-Fired Central Heating

Bottled Gas for Kitchen Hob

Partial Double Glazing

Mains Water and Drainage

Broadband Available

DIRECTIONS

From Hereford take the A465 Belmont Road towards Abergavenny. Continue straight for 15miles and turn right towards Clodock and Longtown. Drive 2 miles to Clodock. The property is to be found opposite the church, marked with a Glasshouse 'For Sale' board.

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