



## CROWN COTTAGE

Longtown | Herefordshire | HR2 0LS



# Crown Cottage

An attractive mid-19th Century stone cottage situated in the heart of the pretty Herefordshire village of Longtown. Crown Cottage has flagstone floors, wooden internal doors and much character. The property benefits from oil-fired central heating and double glazed windows throughout.

- *Quaint 3-bedroom traditional stone cottage with pretty gardens*
- *Character features including flagstone floors and stone fireplace*
- *Well-maintained split-level gardens with sun terraces*
- *Situated in the popular village of Longtown*
- *Within short walking distance of a local pub and local shop*
- *Separate garage with workshop space and off-road parking*

The cottage is entered through an enclosed useful porch into a generous entrance hall with flagstone floor and plenty of space for use as a dining area. An archway leads to the galley kitchen with rooflight and a range of fitted cream base and wall units with tiled worktop and splashbacks, inset cooker and hob. The spacious sitting room has a feature stone chimney breast with fireplace and inset woodburning stove. Two sets of French doors open to the pretty garden and windows to the front and rear aspects provide a pleasant light-filled space. Also off the hall is a utility room with WC, storage cupboard and a reception room, currently used as a bedroom, but which could be utilised as an office or snug. On the first floor is the family bathroom comprising WC, hand basin and bath with shower over, spacious airing cupboard and two double bedrooms. The smaller room with dual aspect windows has a built-in cupboard and the larger of the two offers dual aspect windows, with views across open fields and built-in cupboard and under eaves storage.



## OUTSIDE

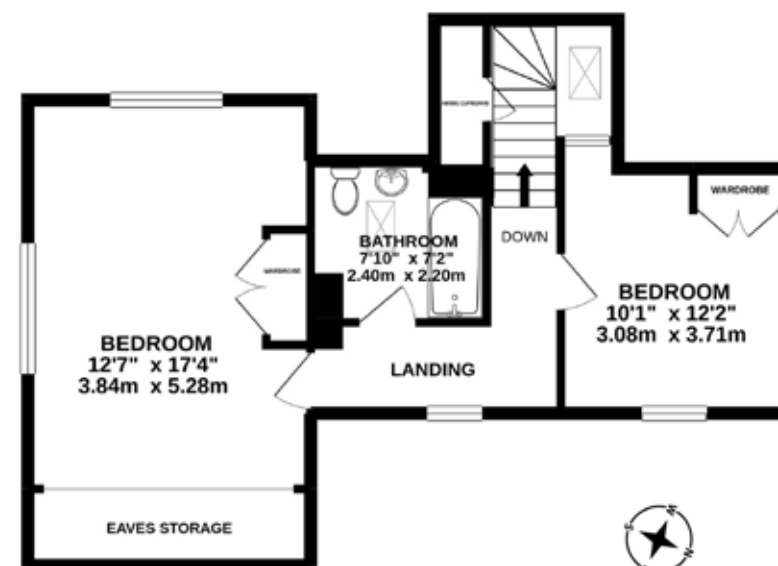
Crown Cottage is approached over a paved and gravel driveway with space for several vehicles. A stone path leads to the front porch surrounded by climbing plants. To the front is a low stone wall and box hedging enclosing a small, pretty garden with mature trees, shrubs and flowers. A path leads around the side of the cottage to an attractive, interesting garden filled with flower borders, low box hedging and a variety of shrubs and trees. The French doors open to a sunny patio area with space for an al fresco dining set and stone steps lead up to a further gravelled terrace area. The rear of the property adjoins open countryside and offers lovely views over the Black Mountains to the west.

## LOCATION

Nestling in the foothills of the Black Mountains, the village of Longtown has a pre-school and primary school which falls within the catchment area of the well-regarded Fairfield Secondary School in Peterchurch. The village also offers a village hall and award winning village store/post office which provides local products, fresh fruits and vegetables and a country pub which is within walking distance and serves pub lunches and evening meals. The larger village of Ewyas Harold is just 5



**GROUND FLOOR**  
778 sq.ft. (72.2 sq.m.) approx.



**1ST FLOOR**  
541 sq.ft. (50.2 sq.m.) approx.

TOTAL FLOOR AREA : 1318 sq.ft. (122.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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miles where a wider range of amenities include a post office, doctors, dentist, public houses, butchers shop, fish and chip shop, veterinary surgery, places of worship and primary school. Longtown is steeped in history and has a number of interesting and historic buildings including a ruined castle built in 1180. The village is bordered by beautiful countryside with access to Offas Dyke and Monnow Valley long distance paths and the spectacular Llanthony Valley is within a few miles. The arterial A465 road, around 4.5 miles away, continues south to the Heads of the Valleys road to West Wales and links to the A4042 and A40 which in turn lead to the M50/M5 and M4 motorways.

## TENURE

We are advised the property is freehold.

## SERVICES

Oil-fired boiler central heating system. Mains water. Mains electricity.

## FIXTURES & FITTINGS

Unless specifically described in these particulars, all fixtures and fittings are excluded from the sale though may be available by separate negotiation.

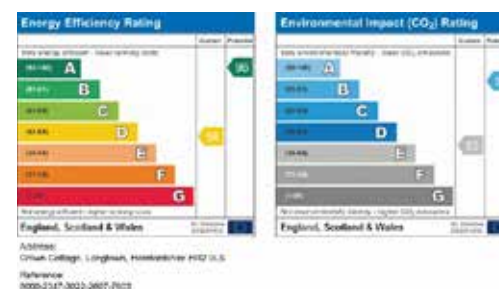
## AGENTS' NOTES

Please note the field to the rear of the cottage, shown in some photographs and the virtual tour video, does not belong to the cottage.

## DIRECTIONS

From Abergavenny take the A465 towards Hereford. At Pandy turn left at the Old Pandy Inn (signposted Longtown) and follow for

several miles passing through Clodock. Upon reaching Longtown, bear left (DO NOT take the right fork for Michaelchurch Escley and Post Office). Notice the Crown Inn on the right hand side – Crown Cottage is a little further along on the left hand side.







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