

Ferns Barn, Longtown, Herefordshire HR2



Ferns Barn, Longtown, Herefordshire **HR2**

Knight Frank are pleased to present this converted stone barn with spectacular views of the countryside.

Abergavenny 10 miles

Hay-on-Wye 11miles

Hereford 15 miles

(Distances are approximate)



3



3



2



2



3

EPC
C

Guide price: £1,100,000

Tenure: Available freehold

Local authority: Herford District Council

Council tax band: E



Very stylishly
presented
with a
wonderful eye
for detail.



The property

On the east side of the Olchon Valley, with breath-taking westerly countryside views towards the Black Mountains.

- On the edge of the popular village of Longtown.
- Beautiful stone barn renovated and converted in 2017.
- Stylishly presented three bedroom, three bathroom accommodation.
- Wood-burning stove.
- 3.4 acres of grazing land sloping to the Olchon Brook.
- Substantial detached double garage building.

Services

Mains water and electricity. Air source heat pump for central heating.

Private sewerage treatment plant.

Location

On the edge of the village of Longtown.

Post Code - HR2 0LD

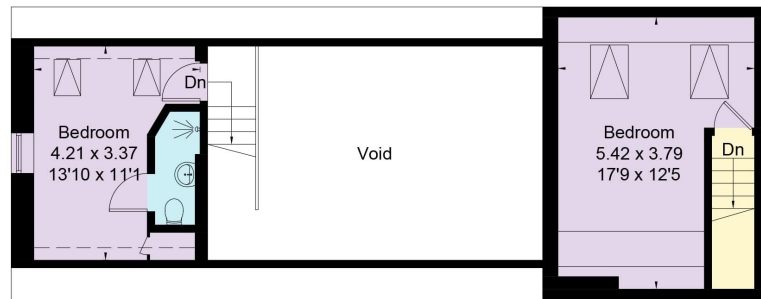
What 3 words - space. waving.geologist



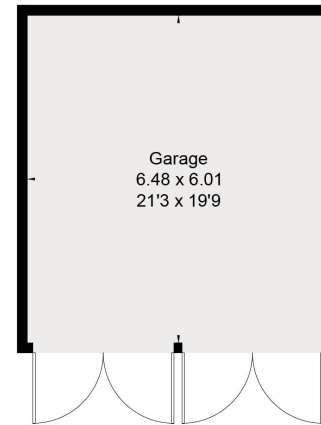


A beautifully designed barn with wonderful, far-reaching views of the surrounding countryside.


Approximate Area = 125.6 sq m / 1352 sq ft
Garage = 39.0 sq m / 420 sq ft
Total = 164.6 sq m / 1772 sq ft (Excluding Void)
Including Limited Use Area (4.5 sq m / 48 sq ft)

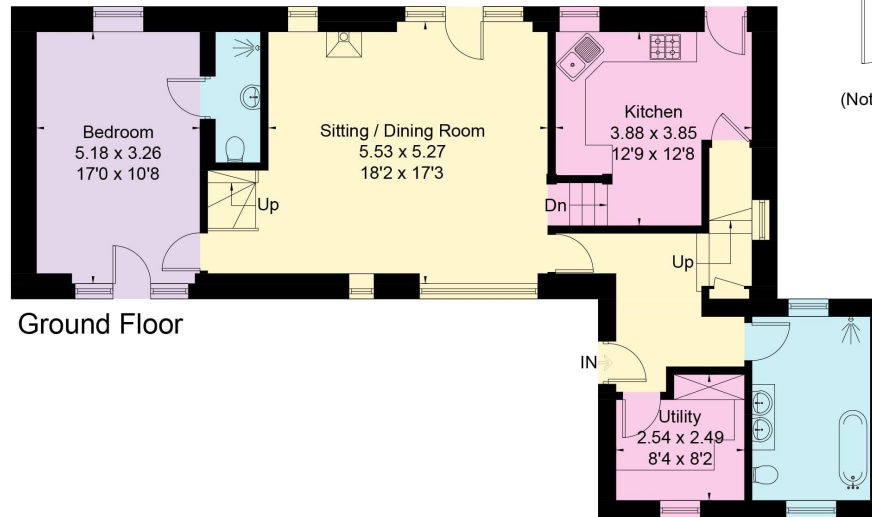


First Floor



(Not Shown In Actual Location / Orientation)

 = Reduced head height below 1.5m



Ground Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Knight Frank
Hereford & Worcester
Oak House
Bridgwater Road
Worcester WR4 9FP
[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more
Charles Probert
01905 746884
charles.probert@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated August 2023. Photographs and videos dated August 2023.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.