



# GLANDWR

Longtown, Herefordshire HR2 0NH



**Brightwells**  
PROPERTY

Established 1846

# Glandwr

Longtown, Herefordshire HR2 0NH

Nestling in the sought after Olchon valley, an unspoilt Grade II Listed stone house with separate Grade II Listed converted barn and useful steel framed outbuilding together with 16.5 acres of gardens and land including a small trout lake.

## Situation and description

Tucked away but not isolated, Glandwr is beautifully situated on the edge of the Brecon Beacons National Park and forms part of the small scattered hamlet of Llanveynoe. The area is well serviced with an award winning shop and post office, primary school, public house and village hall all creating a very active community. Further services are available at the larger village of Ewyas Harold which lies approximately 20 minutes away and again offers a village shop and post office along with two public houses, a doctors surgery, veterinary surgery, dentist and easy access to the A465. More extensive facilities can be found at the cathedral city of Hereford and at the market towns of Abergavenny, Monmouth and Hay on Wye, the latter having the world renowned annual literary festival. More locally there are many active clubs and societies as well as an art gallery and regular concerts at Abbeydore.

Believed to be a late medieval hall house built in the 16<sup>th</sup> century, this very versatile house has been lovingly restored and improved in recent years but still retains a wealth of original features. It offers three principal bedrooms, two large reception rooms and is supported by a separate detached three bedroom barn conversion ideal for holiday use or for ancillary accommodation. The Olchon Brook runs through part of the grounds with waterfalls and regular sightings of otters which, with other wildlife, makes this property a nature lovers' paradise. More practically there is an excellent four bay steel framed barn which provides extensive garaging and workshop space as well as a large first floor studio. The land and gardens further enhance the house and are well maintained and offer scope for a variety of uses.

## The accommodation in more detail comprises:

An original oak front door leads through to an

**Reception Hall/Original Cross Passage** with flagstone floor, exposed timbering, original plank and muntin screen to one side, door to

**Sitting Room** with large stone fireplace, exposed timbering, flagstone floor, power points, two radiators, television aerial point, leaded glass windows on two sides, wall lights.

**Dining Room** with telephone point, stone fireplace and hearth, wall lights, flagstone floor, radiator, leaded glass window to the front.

From the reception hall steps lead down to a rear hallway with quarry tiled floor, wall shelving and

**Kitchen/Breakfast Room** with quarry tiled floor, wooden working surfaces with inset sink unit and single drainer, telephone point, fitted Bosch four ring electric hob, extractor, Zanussi double oven, range of base cupboards and drawers, matching wall cupboards, radiator, power points, windows on two elevations overlooking a waterfall and stream, built in fridge and freezer, built in dishwasher.

**Utility** with quarry tiled floor, deep fill porcelain sink, working surfaces, oil fired central heating boiler, window to the rear, radiator, stable door to the outside, central heating timer and control, door to cupboard with radiator, shelf and space and plumbing for washing machine.

**Hallway** with quarry tiled floor, radiator, wall lights and roof access.

**Bathroom** with free standing roll top bath on claw and ball feet, shower mixer, wash hand basin, bidet, wc, fully tiled surrounds, shower cubicle, window to the rear, extractor fan and radiator.

**Ground Floor Bedroom Three** with radiator, fitted carpet, window to the side, power points, built in airing cupboard, pressurised hot water tank.

From the sitting room a stone enclosed spiral staircase leads to a first floor





**Master Bedroom** with leaded glass windows to front, vaulted ceiling, cruck beam, fitted wardrobe, fitted carpet, power points, radiator and door to

**En Suite** with wc, wash hand basin, radiator, window to side, fitted carpet.

**Childs Bedroom/Dressing Room** with leaded glass windows to the front, radiator, fitted carpet, fitted shelving and power points.

**Study** with fitted shelving, wall lights, power points, telephone point.

**Bedroom Two** with vaulted ceiling, fitted carpet, radiator, power points, leaded glass window to the front, fitted wardrobe, door to

**En Suite Bathroom** with panelled bath, wash hand basin, wc, exposed timbering, ladder radiator.

A short distance from the main house is a detached stone barn which has been converted to provide ancillary accommodation and will make an ideal holiday cottage or annexe to the main residence.

**Converted Barn** The annexe accommodation comprises A canopy porch and double glazed front door to

**Main Living Room** with high vaulted ceiling, flagstone floor, radiators, power points, fitted wood burner in one corner, telephone point.

**Snug** with fitted carpet, power points, telephone point, television aerial point, double glazed windows to the front and side.

**Kitchen** with single drainer sink unit, working surface with base cupboards and drawers below, matching wall cupboards, space and plumbing for washing machine, oil fired central heating boiler, power points, radiator, double glazed window to the front, door to outside.

**Bathroom** with walk in shower, wash hand basin, wc, airing cupboard, double glazed window.

From the living room a door leads through to the



**Bedroom Three** with radiator, television aerial point, power points, double glazed windows to the side, fitted carpet, wall lights, alcove with shelving, storage cupboard.

**En Suite Cloakroom** with wc, wash hand basin, towel rail, extractor fan.

A separate staircase at either end of the living room provides access to

**Bedroom One** with vaulted ceiling, cupboard with cold water tank, double glazed window to the side, radiator, power points, and exposed timbering.

**Bedroom Two** with vaulted ceiling, double glazed window to the side, power points, fitted carpet and radiator.

### Outside

The property is approached from a small country lane and has an in and out drive which leads down to a large parking and turning area between the house and the barn. Access is also gained to a very useful recently re-built four bay steel framed building, with damp proof course and concrete floor, which provides excellent storage and workshop space as well as internal garaging and a large studio on the first floor. At present it is divided into a

**Large Workshop** 38ft 7 x 32ft 4 with concrete floor, power points, lighting, oil tank door to side, two up and over doors. **Garage** 26ft x 25ft 6 with power points, lighting and further **Open Storage Area** 13ft 2 x 9ft 10. **Freezer Room** 16ft 2 x 12ft 10 with stairs to **First Floor Studio/Workshop** 39ft x 26ft 9 with power points, lighting and windows to front and rear.

Attractive gardens lie in the main to the front and side of both the house and barn with formal lawned areas with a variety of shrubs and plants, various pathways and seating areas as well as vegetable and soft fruit sections. To one side the property has a lovely outlook over the Olchon Brook with tumbling waterfalls and pools and the property has its own fishing rights. The stream feeds a small lake which has been stocked with trout and has a depth of up to approximately 20ft. The remaining land is divided into a number of fields which are ideal for grazing and in total the gardens and grounds extend to approximately 16.5 acres.

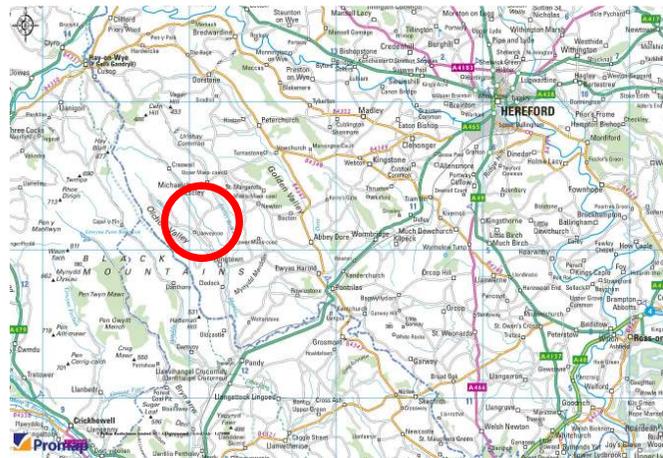
**Guide Price £750,000**



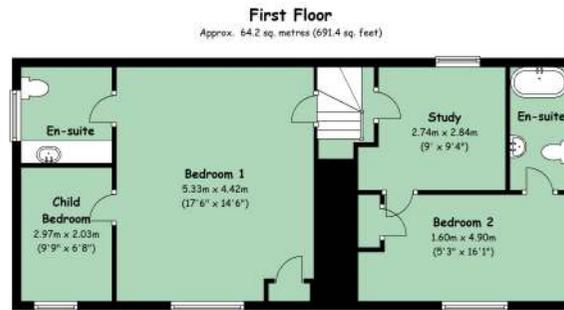
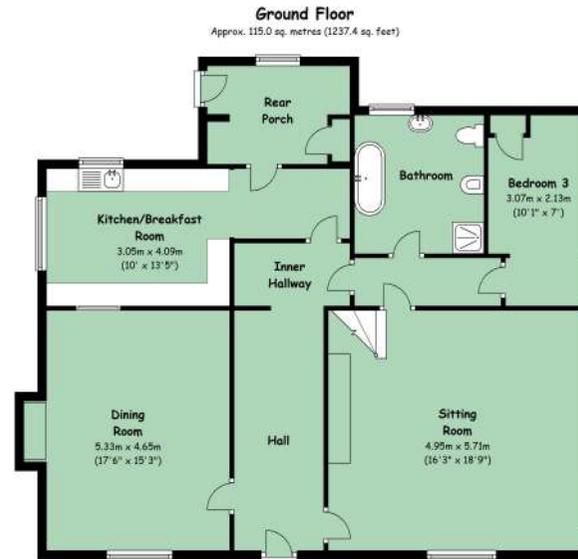
**Services** mains electricity, oil fired central heating, private water and private drainage. There is a footpath right of way through Banky Meadow. Broadband available. Tenure Freehold. Tax bands: main house D, annexe E It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. Any matters relating to rights of way should be checked with your solicitor or surveyor.

**Directions**

From the cathedral city of Hereford proceed initially towards Abergavenny on the A465 in a south westerly direction and after approximately 12 miles turn right signposted to Ewyas Harold and Abbeydore. Continue through the village of Ewyas Harold, passing over a small bridge, and turn left to Longtown. Continue on this road for approximately 4.5 miles, eventually bearing left at the T junction and then right and right again into the centre of Longtown village. Continue through, for a mile, and take the second turning on the left to Llanveynoe and Black Hill. Proceed along this lane for approximately 2 miles and bear left, down the hill, and after approximately ¼ of a mile Glandwr will be found on the left hand side.



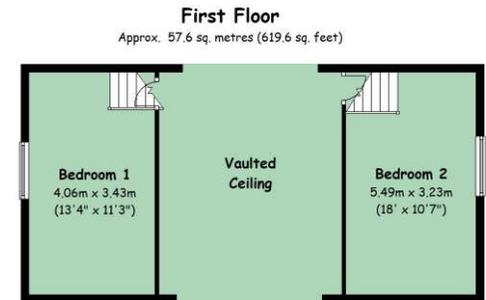
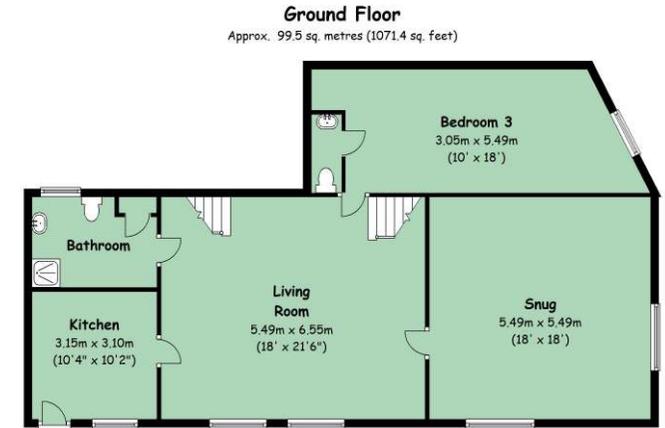
Map not to scale. Reproduced from Explorer 1:50000 by permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office  
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Total area: approx. 179.2 sq. metres (1928.9 sq. feet)

Floorplans are for guidance purposes only and should not be taken as accurate. Brightwells Limited, Hereford. Plan produced using PlanUp.

**Glandwr – main house**



Total area: approx. 157.1 sq. metres (1691.0 sq. feet)

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**Glandwr – barn accommodation**

Viewing: Strictly through the Agents:  
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