

GREAT HOUSE

LONGTOWN • HEREFORDSHIRE



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The perfect village house

Hall • Sitting room • Lounge

Large Kitchen/Breakfast room

Cloaks • Utility

5 Bedrooms • 2 Bathrooms (1 en suite) • Shower

Annexe with sitting room (study)

Bedroom • Shower room

Gardens • Paddocks • Woodland

Outbuildings • Barn • Stable with workshop

In all about 4 acres

Abergavenny 9 miles • Hereford 17 miles

Hay-on-Wye 10 miles

(All distances are approximate)



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



Situation

Longtown is a delightful village situated on the borders of Herefordshire and Monmouthshire, a few miles from Offa's Dyke and in the lee of The Black Mountains. This is a stunningly beautiful area of the country yet convenient for the major towns of Abergavenny (9 miles) and Hereford (17 miles). Longtown itself has good amenities with a post office and store, thriving primary school, an excellent public house and an historic parish Church. Hay on Wye, internationally renowned for its Literary Festival, is about 10 miles over the mountains, a spectacular scenic drive.

The A40 at Abergavenny provides fast access to the M4 at Newport, and there are stations at Hereford, Abergavenny and Newport. International airports include Cardiff, Bristol and Birmingham.

This area of the Marches is known for some of the most beautiful scenery in the country. Recreational opportunities abound and the Black Mountains is a 'mecca' for walkers, riders and lovers of open countryside.

Great House

Great House is one of the finest village houses in the vicinity. Built of a delightful mellowed stone, it is a charming property dating from the early 18th Century and full of delightful character features. These include exposed beams, sash double-glazed windows, stone floors, fireplaces and log burners.

The house has in recent years been the subject of complete restoration and refurbishment and the result is extremely comfortable, well-appointed accommodation which retains its original charm.

Of particular importance is the farmhouse kitchen/breakfast room with granite work surfaces, an oil fired Aga, double Belfast sink and terracotta tiled floor and pantry.

The bedrooms are on two floors and all have delightful views and built in wardrobes. The bath and shower rooms are well appointed, one being en suite on the second floor making ideal guest or children's accommodation. There is ample loft storage accessed by a pull down ladder.

An additional self-contained wing allows the house to expand for additional guest accommodation or office space.

Gardens and grounds

Great House sits amidst lovely grounds including a stunning garden created by the current owners. To the front is a large lawn with stone terrace, lavender flanked pathways, herbaceous beds, specimen trees and shrubs dotted throughout.

There are 2 paddocks, one with a surrounding belt of Oak, Rowan, Cherry and ornamental trees. The western border of the property is flanked by a stream and a footpath which gives direct access to the Olchon Way and miles of spectacular walking country.

There are various outbuildings including a summerhouse, greenhouse, mower store and garden sheds, whilst the Barn and stable open directly to a paddock.

Services

Mains electricity, water and drainage; oil fired central heating. Oil fired Aga heating water and Annexe. Broadband connected.

Fixtures and fittings

Only those items mentioned in these sale particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings and garden ornaments, are specifically excluded but may be made available by separate negotiation.

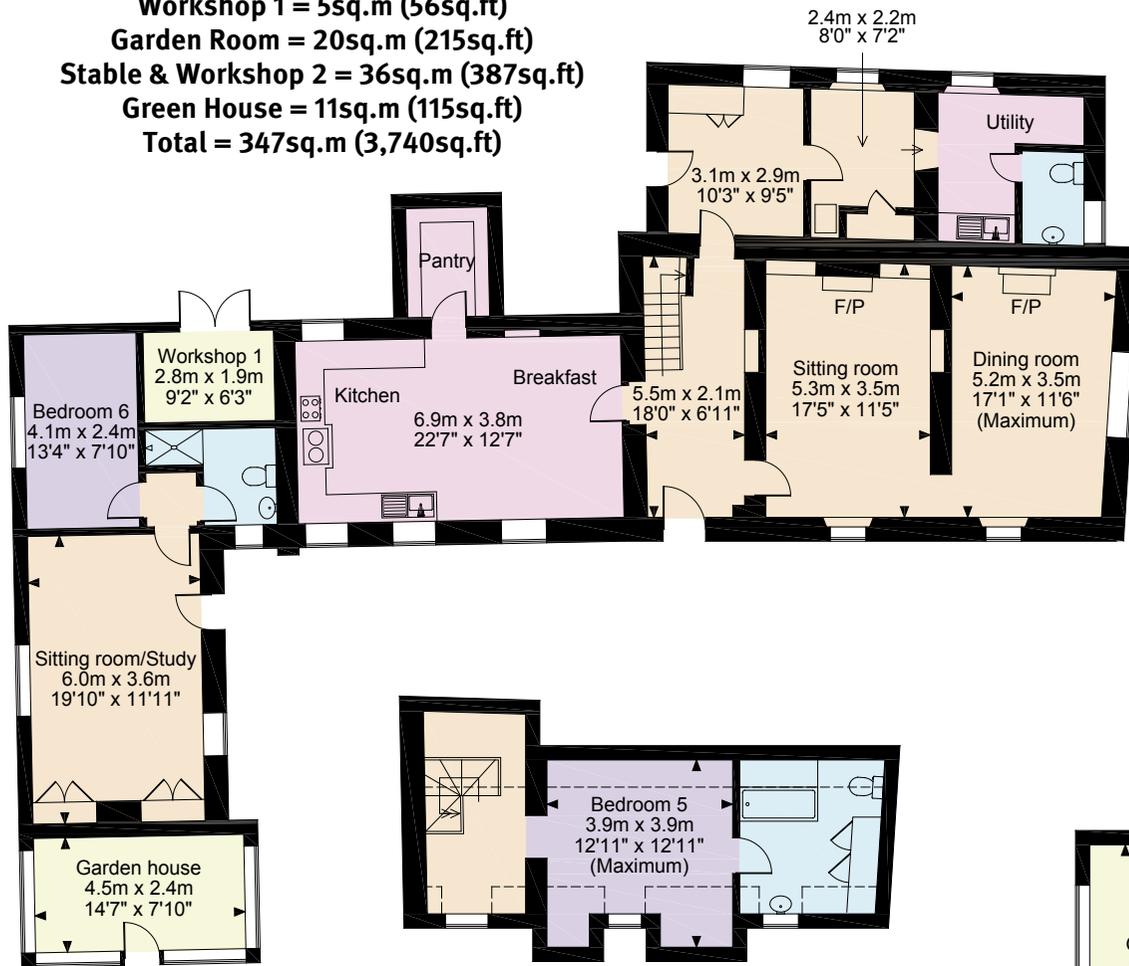
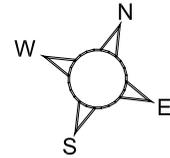
Wayleaves, easements and rights of way

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way whether mentioned in these particulars or not. Great House is approached by a right of way over a drive shared with the adjoining property.

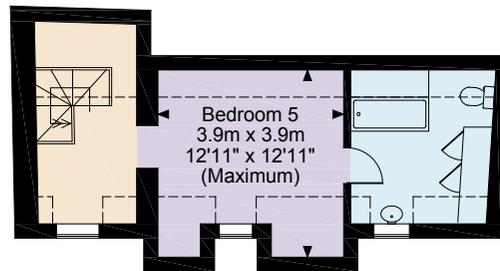


Great House, Longtown, Hereford
APPROXIMATE GROSS INTERNAL FLOOR AREA

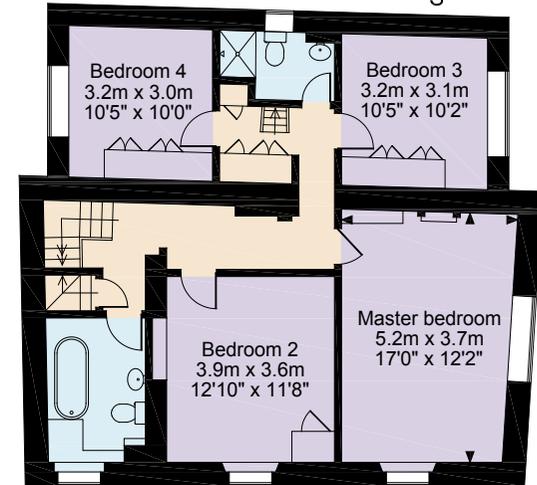
- Main House = 276sq.m (2,976sq.ft)**
- Workshop 1 = 5sq.m (56sq.ft)**
- Garden Room = 20sq.m (215sq.ft)**
- Stable & Workshop 2 = 36sq.m (387sq.ft)**
- Green House = 11sq.m (115sq.ft)**
- Total = 347sq.m (3,740sq.ft)**



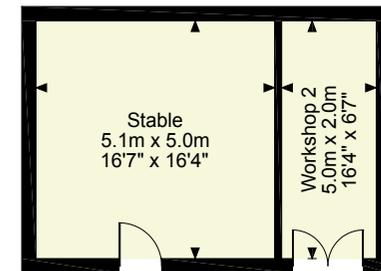
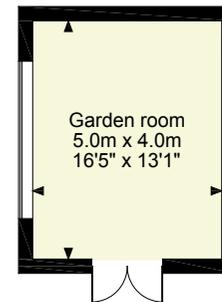
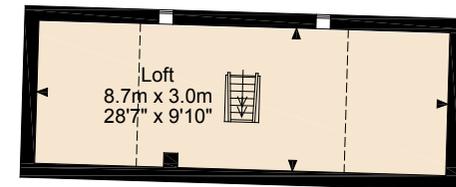
GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



--- Denotes restricted head height

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Terms

Tenure Freehold

Local Authority Herefordshire County Council

Tel: (01432) 260000

Council Tax Band G

Viewing

Strictly by appointment with Knight Frank – 01432 273 087

Directions (HR2 0LS)

From Abergavenny go north on the A465 towards Hereford and at Pandy turn left to Longtown. After about 4 miles on entering the village keep left on the fork in the road; Great House is located on the left hand side.



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Energy Efficiency Rating	
Energy Efficiency Class	Score
A	92-100
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20

Not energy efficient - Higher running costs

England, Scotland & Wales