



HILLSIDE

Longtown | Herefordshire | HR2 0LT

Hillside

Attractive detached house with pretty gardens and substantial outbuildings situated within the popular, historic village of Longtown.

- *Interesting stone property dating back to 18th Century*
- *Three reception rooms and pleasant conservatory*
- *Four south-facing good-sized bedrooms*
- *Range of outbuildings including large workshop*
- *Pretty gardens and orchard with lovely views*
- *EPC Rating - F*

Hillside is an unusual and interesting property and has been part of Longtown village for many years with the central section dating back to the 18th Century. The property was a public house called The Black Lion until 1905 and in more recent years, the village petrol station and stores. Hillside is a double-fronted stone house with attached workshops offering the potential to convert, subject to any planning consent, to either 'work from home' space or ancillary accommodation. The house is complemented by pretty gardens and enjoys a southerly aspect to the front.

STEP INSIDE

A part-glazed porch opens into the characterful sitting room featuring exposed ceiling timbers and a woodburning stove in an inglenook sitting on a flagstone hearth with oak mantel over. This room is the oldest part of the house and was once the bar area and snug when it was an inn. Along the hall are two further reception rooms, both with brick fireplaces and windows overlooking the front garden. One of the rooms, currently used as a dining room, has an attractive wooden parquet floor, another entrance porch and external wooden door. From the living room is a glazed door leading to a pleasant sun room/conservatory with sliding doors to the garden. Also off the hall is a useful rear porch with external door to the rear and an interesting stone staircase with rope handrail rising to the first floor. A step leads down from the sitting room to a galley-style kitchen fitted with a range of wooden cupboards with built in oven and hob. A couple of steps up from the kitchen is a door to a downstairs W.C. and a shower room with a further door providing access to the substantial workshop and adjoining outbuildings. To the first floor is a family bathroom with separate corner shower and four good-sized bedrooms with windows to the front enjoying delightful views over the countryside.



STEP OUTSIDE

To the front of the property is a large raised circular border edged with stone and featuring a central lawn with stone plinth and ornamental planter. There is parking for two cars and additional parking to the right-hand side of the property. The house is approached between attractive topiary trees over a stone path flanked by lawns leading to the front door. The front garden is enclosed by hedges and features mature shrubs with an apple tree in front of the house and pedestrian access to the road on either side. A side lawn has several fruit trees and wooden gate from the road. The rear garden is mainly laid to lawn with flower borders, rockeries, mature trees and shrubs. Stone steps lead up from the back doors and a stone terrace area offers a wonderful place to sit and enjoy the views. Adjoining the house is a substantial workshop with pedestrian access and large wooden double doors opening to the road. There is an additional double garage with twin up-and-over doors and two further stores/workshops to the rear. Hillside has been within the same family for nearly 70 years and would suit a purchaser looking for the opportunity to take on a beautiful house ready to create their own happy home in a superb village location.

LOCATION

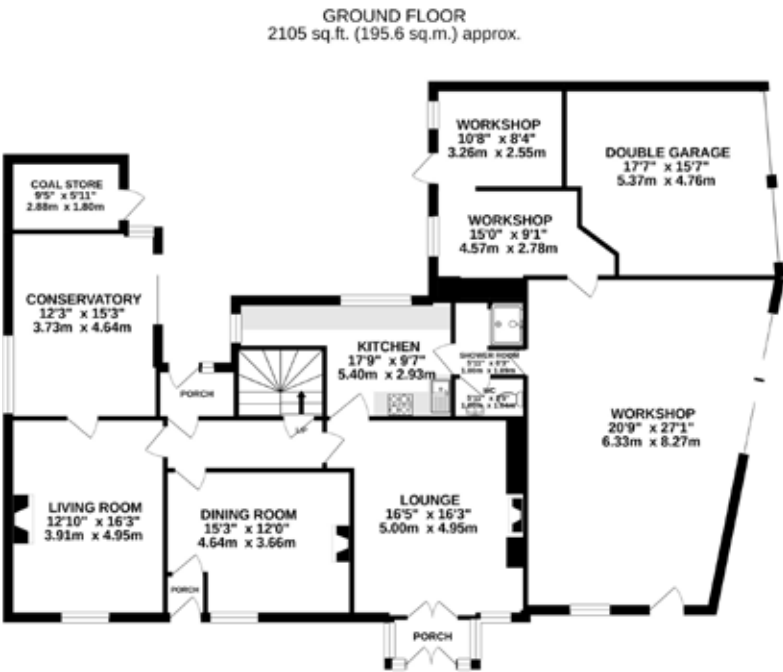
Hillside sits at the southern end of Longtown, a sought-after village in the rolling Herefordshire countryside. Longtown is circa 10 miles north east of Abergavenny and 14 miles south west of Hereford on the eastern edge of the Black Mountains, part of the Brecon Beacons National Park. The village has a pre-school and primary school which falls within the catchment area of the well-regarded Fairfield Secondary School in Peterchurch. Longtown also offers a village hall, an award-winning village store/post office and The Crown country pub. The larger village of Ewyas Harold is just 5 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.

SERVICES

We understand the house is connected to mains water, electricity and drainage. Oil-fired central heating system.



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TENURE

Freehold.

FIXTURES & FITTINGS

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

DIRECTIONS

From Abergavenny take the A465 north towards Hereford. At Pandy turn left at the Old Pandy Inn signposted Longtown and follow this road for several miles passing through Clodock. Upon reaching Longtown the property will be found at the junction of the turning for Michaelchurch Escley.





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