



LITTLE BLACKHILL FARM
Longtown, Herefordshire HR2 0NN



Little Blackhill Farm

Longtown, Herefordshire HR2 ONN

Nestling at the end of no-through lane in an outstanding rural location, an unspoilt rural smallholding set in award winning gardens with arboretum, small ¼ acre lake, an orchard with standard apple trees and approximately 20 acres of land.

Situation and description

Little Blackhill Farm occupies a stunning rural location in the lea of the 'Black Hill' on the edge of the Brecon Beacons National Park. It offers peace and seclusion and is protected by its own land on all sides. It forms part of an area of outstanding natural beauty and enjoys extensive views from many points and is a haven for wildlife. Facilities are only a short drive away in the thriving and very popular village of Longtown which is well serviced with an award winning shop and post office, primary school, public house and village hall. There are also many active clubs and societies along with an art gallery and regular concerts at Abbeydore. Further facilities are also available at the larger village of Ewyas Harold which also includes a doctors surgery, dentist and veterinary practice and access to the A465 which links to Hereford and Abergavenny. Also within easy reach is the delightful market town of Hay on Wye with its annual world renowned literary festival.

Little Blackhill farm can very easily be described as a 'rural gem' and the sum of the parts make this a lovely and practical rural smallholding with a charming cottage, unspoilt period barn, three bay car port with hay loft over and an excellent modern farm building as well as 20 acres of land. The owners have also created award winning gardens with an arboretum containing many rare species of trees along with well stocked cottage gardens and a small lake which again is a haven for wildlife. It is also very practical as a small holding with a number of well fenced fields which have been used for sheep grazing. Some 2,500 trees have also been planted in recent years which further enhance this very special property.

The accommodation in more detail comprises:

A glazed panelled oak front doors leads to a

Large Entrance Porch with windows on either side, power points, telephone point, oak door to

Kitchen/Breakfast Room (L- shaped) with flag stone floor, power points, telephone point, windows to the front and rear,

deep fill sink, quarry tiled working surfaces with base cupboards and drawers below, fireplace with fitted oil fired Aga, door to under stairs pantry cupboard, exposed timbering, steps up to

Sitting Room with large stone inglenook fireplace with fitted wood burner and former bread oven to one side, fitted carpet, power points, television aerial point, exposed timbering, wall lights, glazed panelled doors leading out to the cottage gardens. Archway to

Dining Area with fitted carpet, power points, wall lights, window seat, window to the front and open tread staircase to

First Floor Study with restricted head height, carpet tiles, Velux rooflight, power points, telephone point and doorway to

Attic Room with restricted head height, smoke detector, carpet tiles, power points, lighting and fitted carpet, Velux rooflight.

From the kitchen/breakfast room access can be gained to a side hallway with flag stone flooring, smoke alarm and doors to

Utility Area with space and plumbing for washing machine, fridge, single drainer sink unit with cupboards below, power points, quarry tiled floor. Access to pantry with stone and timber shelves either side. Door to cool larder with north facing mesh window, wine rack, stone shelf and timber shelving.

Wet Room with quarry tiled floor, floor drain, shower, wc, wash hand basin, part tiled surrounds, window to the front.

Sun Room double glazed throughout with flag stone floor, power points, lighting, glazed panelled door to outside, smoke detector, automatic ventilation system and steps down to

Greenhouse with rain water supply and automatic ventilation.

Master Bedroom Suite with reading lights, smoke detector, power points, television aerial point, fitted blinds, fitted carpet,





under floor heating, double glazed windows overlooking the gardens, the lake and arboretum.

Wet Room with travertine tiled surrounds, fitted shower, floor drain, wc, stone circular basin, central heating thermostat, window to side, ladder radiator, access to roof space and under floor heating.

Dressing Room with solar tube lighting, hanging rails, shelving, under floor heating.

From the kitchen/breakfast room a staircase leads up to the

First Floor Landing with smoke detector, access to roof space and doors to

Bedroom Two with window to the front and side with spectacular views to Malverns and May Hill (Gloucestershire) in the distance, fitted carpet, power points, wall lights, covered storage to one wall with hanging rails and shelving.

Bedroom Three with window to the front, power points, fitted carpet.

Bathroom with corner bath and shower mixer, wash hand basin, water softener, wc, electrically heated towel rail, airing cupboard and Velux roof light.

Outside Little Blackhill Farm is very much 'tucked away' but is not isolated and is approached by a council maintained road and then by its own gated entrance and drive which leads into an attractive courtyard with extensive parking and turning space and access to a

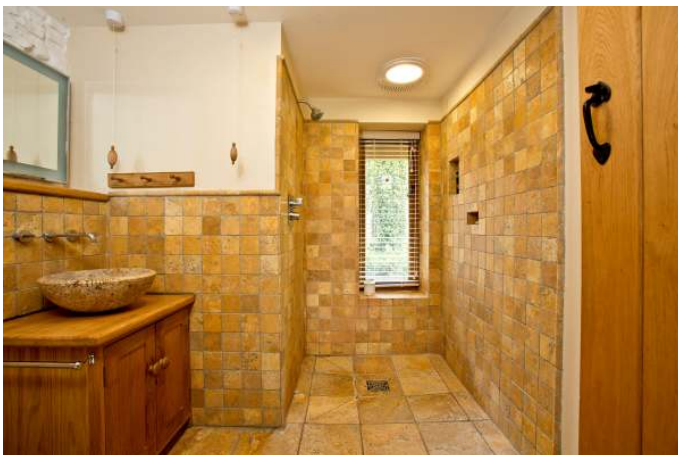
Range of Outbuildings

Three Bay Timber Framed Car Port with separate internal store and useful hayloft over and rear access to one of the fields.

Original Listed Barn 46ft 7 x 15ft 7 the west end of the roof has been repaired and restored by the existing owners with doors to the front and rear with loft storage and the potential for a variety of uses, power and light. **Former Cart Shed** 16ft 2 x 7ft 6 with Velux windows, power points, lighting and deep fill sink.

Modern Three Bay Timber Framed Barn 45ft x 29ft 10 with power points and alarm system, lighting and doors to either end, exterior lighting and cold tap set in a concrete courtyard.

Former Pigs Cot 7ft 10 x 5ft 10, with flag stone floor, power points, lighting, space for chest freezers, water bore hole control.



The award winning gardens form a particular feature of Little Blackhill Farm and are extensively stocked with a large variety of plants, shrubs and trees. To the front and side the gardens are very much traditional 'cottage gardens', bustling in spring and summer with an array of plants with lawns to the rear and cyclamen beds, snowdrops and much more. The lawns lead to an excellent **Summer House** 12ft 2 x 10ft 11 with power points, lighting and balcony to the front and side with storage for garden furniture. A short distance away is a children's play area and the gardens then sweep down to a large arboretum with wild daffodils and a variety of specimen trees that include lace bark pine, bristle cone pine, Serbian spruce and redwoods to name but a few. To one side is a small naturally fed lake, teeming with wildlife, which enhances the gardens and arboretum and creates a lovely area to pass away the time.

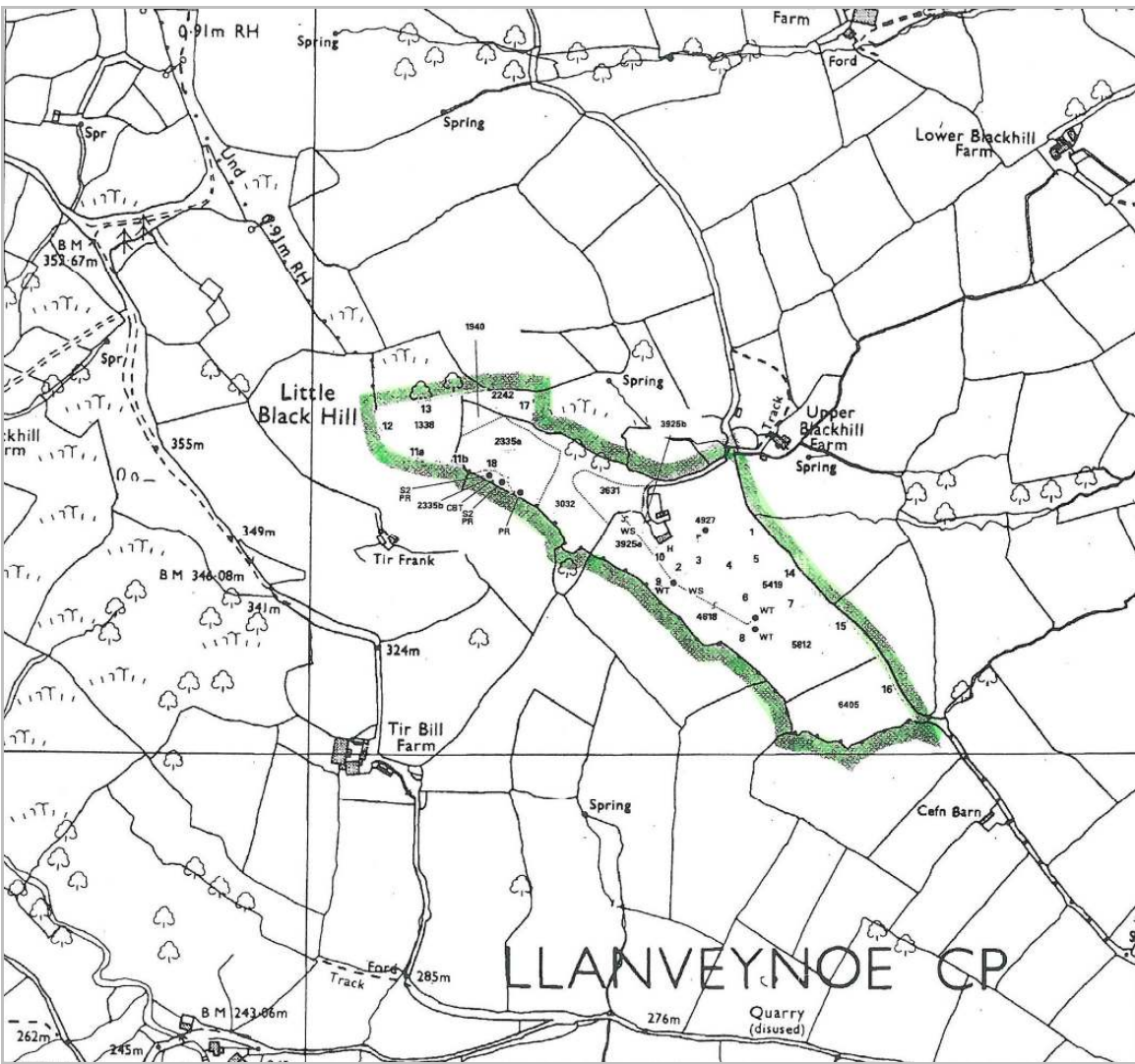
From the front of the property access can be gained to a very useful vegetable and soft fruit section which is well organised and extremely productive.

The remaining land then extends to approximately 20 acres, with the majority laid to permanent pasture which is well fenced on all sides and divided into a number of enclosures, ideal for sheep grazing. There is an orchard with standard apple tree and a new and ancient woodland which create lovely woodland walks with some lovely vantage points which take in the spectacular local scenery.

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 left fork signed to the Black Hill and Llanveynoe. Proceed along this lane for approximately 1.25miles and at a white cottage bear right into a no-through lane. Continue to the very end and bear left and you will find Little Blackhill Farm.

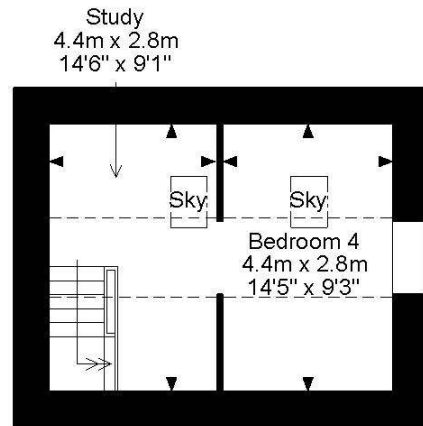
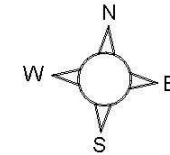
Services and Considerations Mains electricity, private water, and private drainage. It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. Any matters relating to rights of way should be checked with your solicitor or surveyor. Council tax band E. Tenure freehold. Broadband satellite dish in front garden. EPC tbc



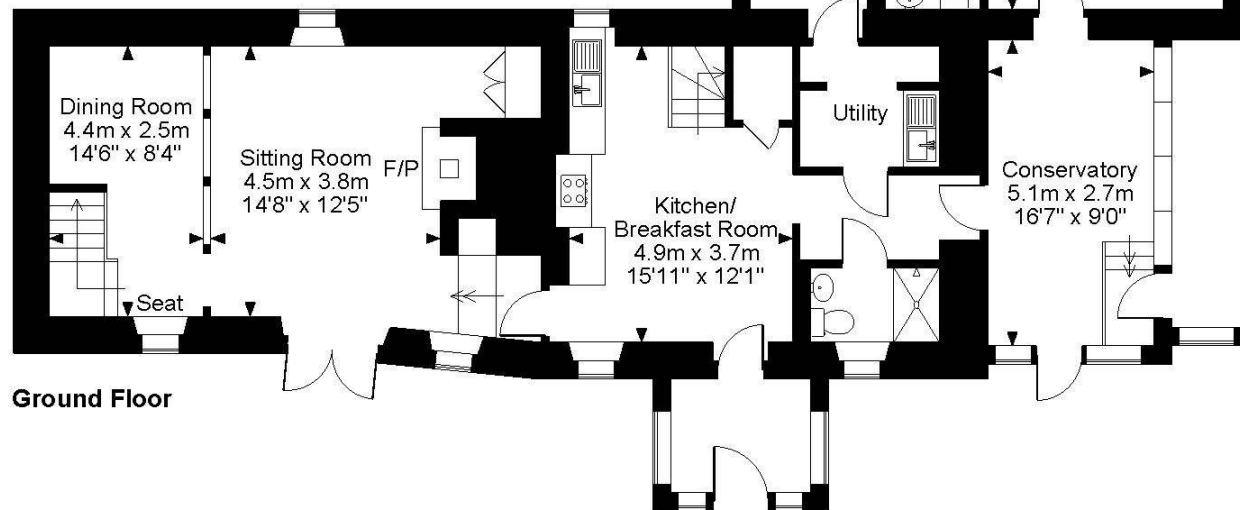
Guide Price £695,000

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
©Crown Copyright 1999. All rights reserved. License No:AL100034003

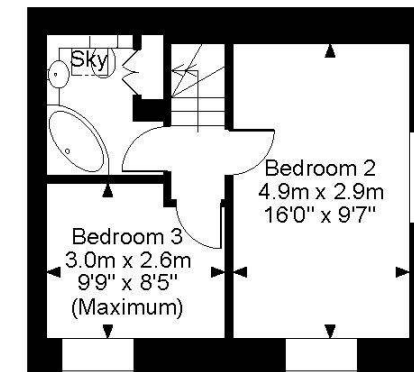
Little Blackhill Farm, Llanveynoe, Longtown, Hereford
Approximate Gross Internal Area
1820 Sq Ft/169 Sq M



**Mezzanine Above
Dining Room**



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8201297/CJN

Viewing: Strictly through the Agents:
 Brightwells, Cathedral Chambers, Broad Street, Hereford HR4 9AS

brightwells.com
Tel: 01432 343800

B340 Ravensworth 0870 112 5306

These Particulars are offered on the understanding that all negotiations are conducted through this Company. Neither these Particulars, nor oral representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

