



LITTLE HOUSE

Craswall, Herefordshire HR2 0PJ



Established 1846

Little House

Craswall, Herefordshire HR2 0PJ

Guide Price £450,000

Beautifully and quietly situated, a magical period cottage offering spacious and versatile accommodation set in well stocked cottage gardens.

Situation and description

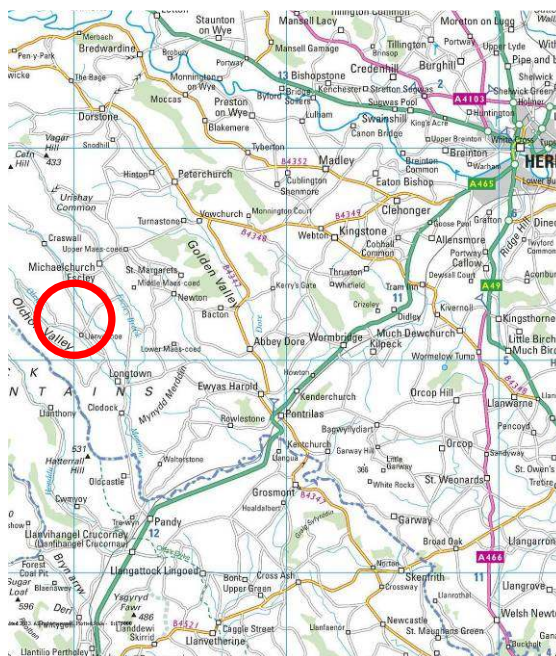
Little House is 'far from the madding crowd' and is part of an area of outstanding natural beauty lying close to the Black hill which is part of the Brecon Beacons National Park. It is hidden from general view yet it is only a short distance from the very popular rural village of Longtown which includes an award winning shop and post office, a public house and village hall with a very active community. Ewyas Harold is also within easy reach with a further shop as well as a doctors surgery and veterinary practice, dentist and easy access to the A465. More extensive facilities can be found at the market town of Hay on Wye to the west, with its world renowned literary festival, Abergavenny and Monmouth to the south and also at the cathedral city of Hereford.

This very pretty period stone cottage retains much of its original character and charm and offers very versatile living accommodation. It's set in very attractive cottage gardens which are surrounded by farmland on all sides with some lovely views to the west. At one end of the cottage is a very impressive drawing room with a high vaulted ceiling, wooden flooring and large stone fireplace and an excellent kitchen/breakfast room with a good range of fitted cupboards as well as a Rayburn and separate office/study. From the drawing room a door leads to a useful storeroom which offers scope to be converted into a further reception room if required and there is access to a conservatory and purpose built studio offering a variety of uses. On the first floor there are three good bedrooms, full of character, and adjoining the house there is a useful utility room and storeroom.

The property is approached by crossing two fields and is set in beautiful cottage gardens that surround the property and add to the peace and seclusion of the cottage. Within the grounds there is a workshop, greenhouse and a lovely garden studio with power and light which would be ideal for a home office if required.

Services and Considerations Mains electricity, private spring water, 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

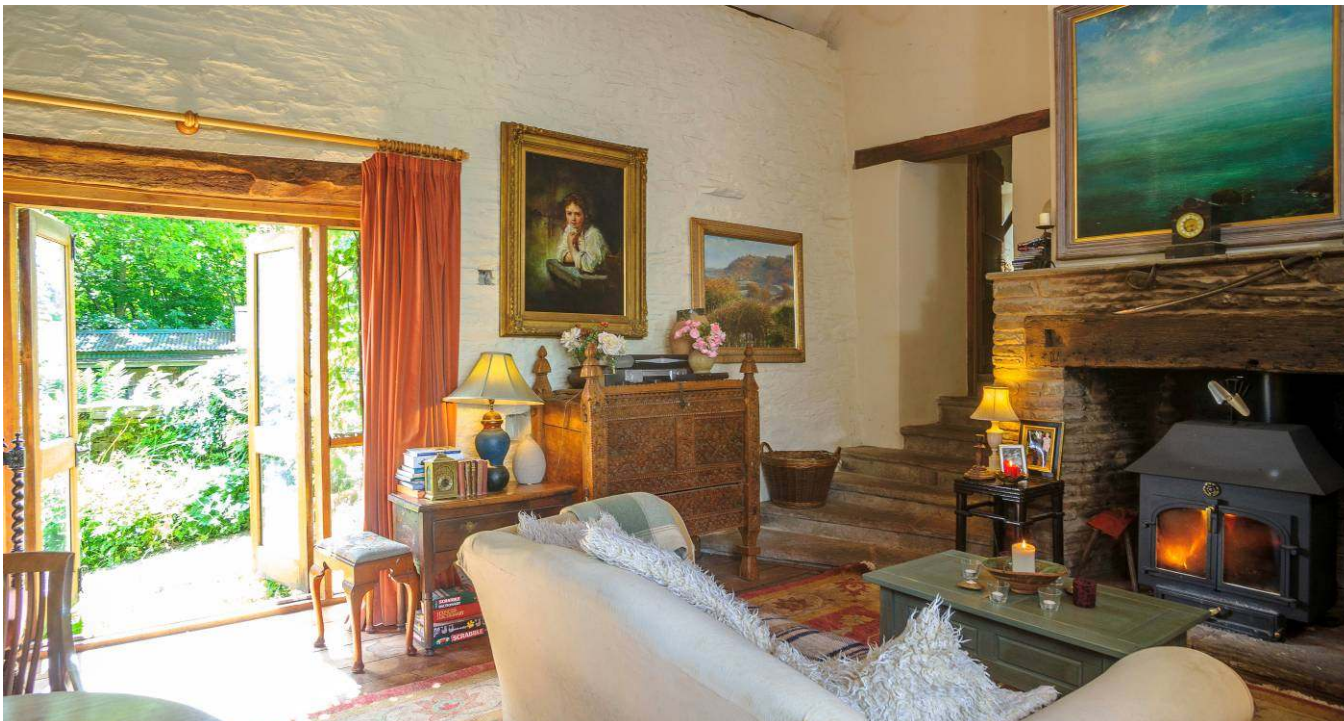
your solicitor or surveyor. Tax band C. Tenure freehold. Broadband available. EPC G



Directions

From the cathedral city of Hereford, proceed initially towards Abergavenny on the A465 in a south westerly direction. After approximately 12 miles turn right towards 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 and eventually bear left at the T junction and then right and right again into the centre of Longtown village. Proceed through the village, for approximately 1 mile and, passing a right hand turning for Michaelchurch (adjacent to a farm), continue towards Craswall and after a further 200 yards there is gate on the left hand side and a track leading diagonally across a field to Little House.





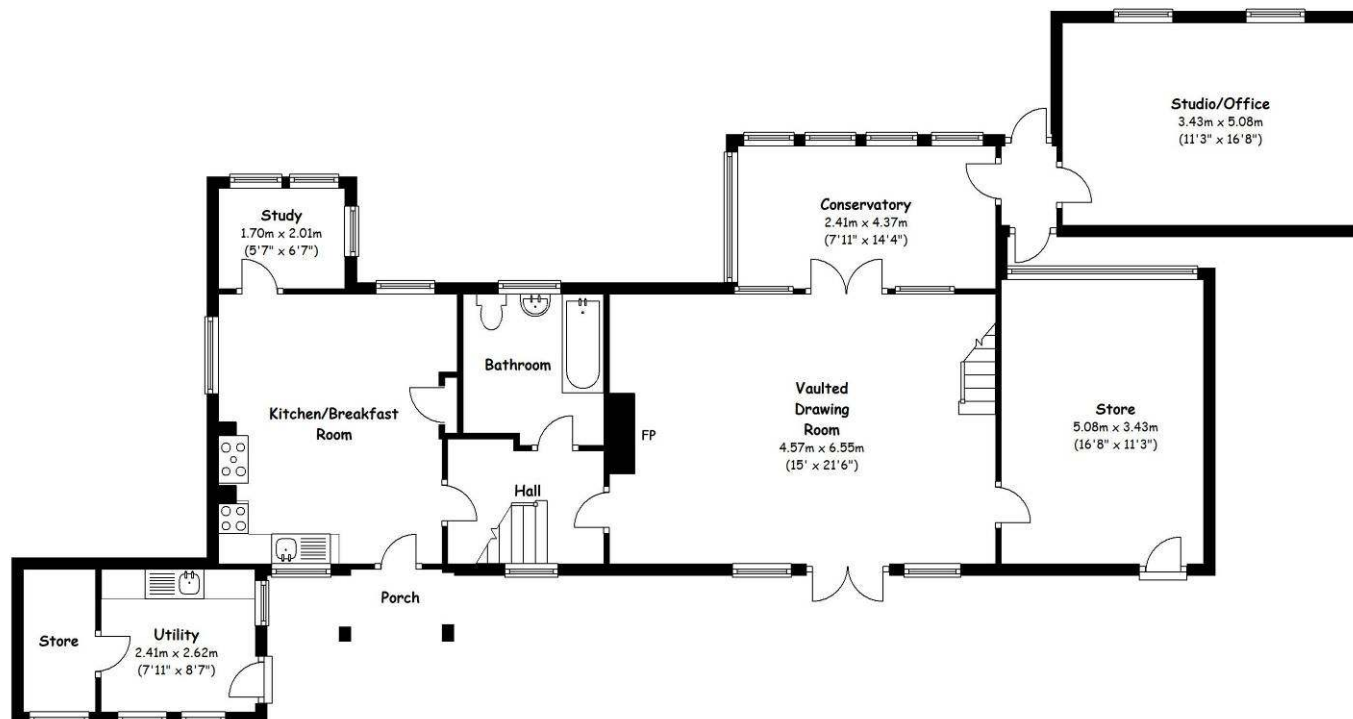
A magical period property.

*A hidden rural retreat away from
the madding crowd!*



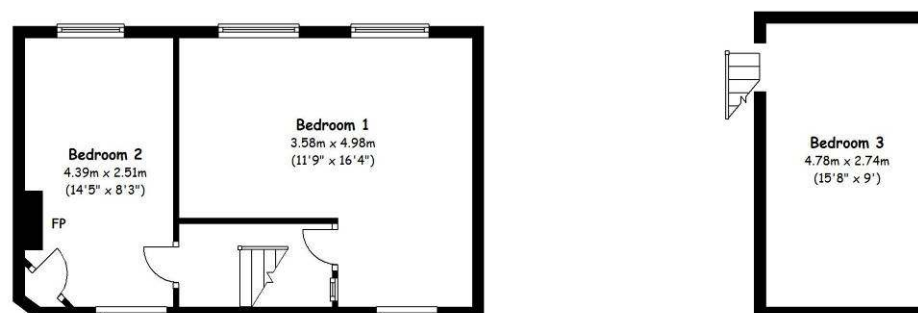
Filled with original character and charm.





First Floor

Approx. 47.6 sq. metres (512.5 sq. feet)



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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Viewing: Strictly through the Agents:
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