



LONGTOWN

Guide price **£900,000**



LLYNDU

Longtown, Hereford, Herefordshire HR2 0JN



Charming period home surrounded by nature
Spacious interiors with rustic character
Idyllic retreat with beautiful gardens

Longtown is a picturesque Herefordshire village at the foot of the Black Mountains, close to the Wales border. Surrounded by stunning countryside, it's ideal for walkers, cyclists, and nature lovers, with a village store, school, pub, and the historic Longtown Castle adding to its charm. Despite its rural setting, Abergavenny and Hereford are within easy reach for shops, services, and transport links.

This distinctive home blends rustic charm with sustainable modern living, featuring vaulted ceilings, exposed beams, oak flooring, and innovative energy-saving systems.



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KEY FEATURES

- Detached period home with countryside views
- Four bedrooms and three bathrooms
- Modern kitchen with adjoining dining area
- Beautiful character features throughout
- Landscaped garden with seating areas
- Peaceful rural location close to walking paths and stream



STEP INSIDE



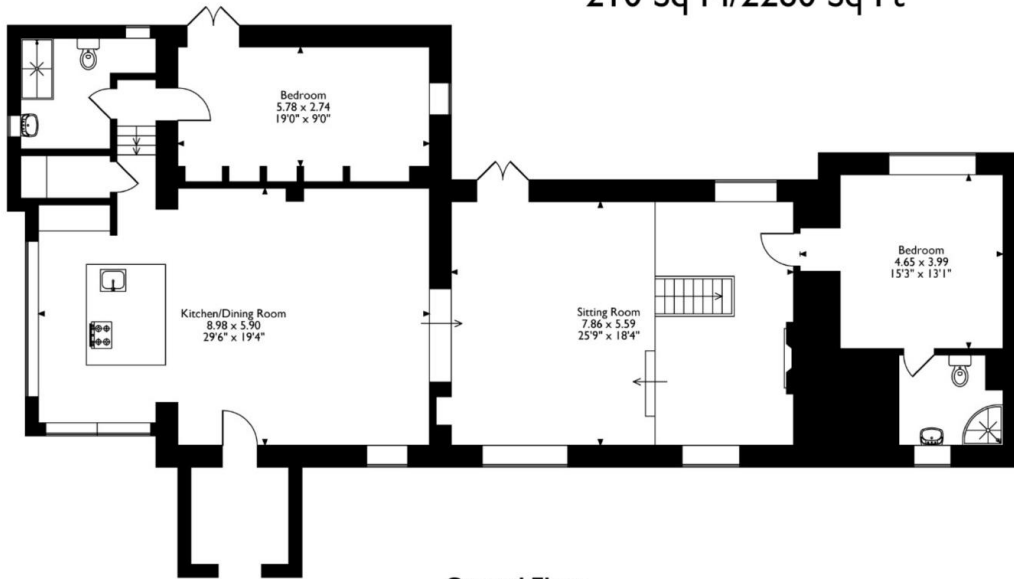
Step inside to the bespoke kitchen, where vaulted ceilings and exposed beams immediately draw the eye and set the tone for the rest of the home. Beautifully designed with solid oak worktops, fitted appliances, and a generous walk-in pantry cupboard, the kitchen is as practical as it is stylish. From here, there are direct views over to the nearby waterfall, creating a truly unique backdrop to everyday life.

The kitchen flows into a dining area, which makes a perfect space for family meals or entertaining guests. From here, steps lead up to a welcoming lounge filled with natural light. A wood burner provides a cosy focal point, while French doors open directly onto the garden.

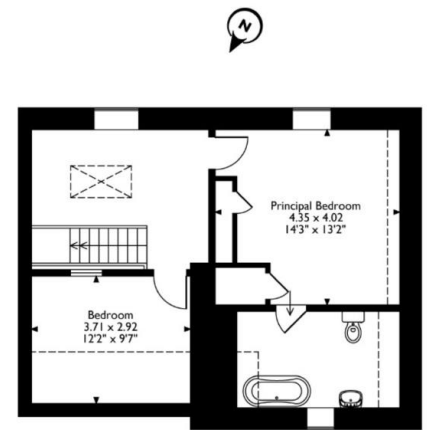
Steps also lead down from the lounge into a snug, where. This versatile space is ideal for a reading nook, home office, or simply a quiet retreat to relax.

Practicality is carefully thought through at every level. The ground floor includes a generous double bedroom with en-suite, providing excellent flexibility for guests or those who prefer single-level living. On the lower floor, you'll find a further bedroom with French doors opening onto the garden, along with a stylish shower room that incorporates a utility area.

Approximate Gross Internal Area 210 Sq M/2260 Sq Ft



Ground Floor



First Floor

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The first floor offers two further bedrooms, each full of character. One bedroom enjoys its own en-suite, complete with a freestanding bath that makes a real statement.

Modern comforts are seamlessly integrated throughout the property. Roof-mounted solar panels connect to an 8.6 kW Give Energy battery, allowing renewable energy to be stored and used efficiently. Infrared heating panels provide consistent, comfortable warmth in every room, blending modern eco-friendly technology with the home's traditional character.

Oak flooring throughout the ground floor enhances the sense of quality and flow.

STEP OUTSIDE



The gardens are designed for both enjoyment and productivity. A well-established orchard offers a variety of fruit trees, while a productive vegetable patch allows for home-grown produce. Several seating areas are positioned to make the most of the views and sunshine, providing perfect spots to unwind. A brook meanders nearby, adding to the tranquil atmosphere, and an outbuilding with electricity provides excellent storage or could serve as a workshop or hobby space. This is a home where traditional charm, modern sustainability, and a strong connection to nature come together beautifully.

Agents Note:

The water supply is from a bore hole.

Covenant over neighbours land for track leading to house (contribution for maintenance over part)

INFORMATION

Postcode: HR2 0JN

Tenure: Freehold

Tax Band: B

Heating: Electric

Drainage: Private

EPC: tbc





DIRECTIONS

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