



THE LONG BARN

Michaelchurch Escley, Herefordshire HR2 0JW



Established 1846

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In a simply stunning rural location with no immediate neighbours and extensive southerly views over the surrounding countryside to the Black Mountains in the distance, a stunning detached Grade II Listed barn conversion with a large stone cottage and approximately 5.5 acres of grounds and land.

Situation and description

The Long Barn is Grade II Listed and sits on its own with uninterrupted southerly views of the surrounding countryside. It forms part of the small rural village of Michaelchurch Escley which has a village church, public house, village hall and primary school. It is then supported by the larger villages of Peterchurch, Longtown and Ewyas Harold with more extensive facilities at the market town of Hay on Wye with its world renowned literary festival, the towns of Monmouth, Abergavenny and Ross together with the cathedral city of Hereford.

The barn has been beautifully and sympathetically converted and offers very comfortable two/three bedrooomed living accommodation with a large farmhouse style kitchen/breakfast room and lovely drawing room. In addition there is an original unlisted stone farmhouse which has also been sympathetically converted and is ideal as a holiday cottage or provides ancillary accommodation if required. Both properties enjoy an idyllic setting and sit in gardens and grounds which benefit from a peaceful and private setting and with grounds extending to approximately 5 acres with a large meadow to the front which runs down to a small stream. Locations such as this is in our view are increasingly rare.

The accommodation in more detail comprises:

Front door to

Farmhouse Style Kitchen/Breakfast Room with flagstone floor, exposed stone work and timbering, stone plinth with Villager wood burner at one end, double glazed windows on two sides with far reaching views, radiators, spot lights, power points, telephone point, fitted oil fired Aga, twin bowl deep fill sink with granite working surfaces with hand made wooden base cupboards and drawers below, matching wall cupboards, built in dishwasher, built in fridge and freezer, door to outside.

Drawing Room stone fireplace with open fire, exposed timbering, power points, telephone point, 5-amp light point,

double glazed windows on two sides with outstanding views towards the Black Mountains, oak flooring, television aerial point, glazed doors to sun terrace, partially vaulted ceiling, window seats.

Snug with windows with far reaching views, power points, television aerial point, book shelves, oak flooring and radiator. This room could also be used as a bedroom if required.

Shower Room with double cubicle with power shower, wash hand basin, wc, ladder radiator, roof lights and tiled floor.

Utility Room with single drainer sink, working surface with base cupboards and drawers below, matching wall cupboards, space and plumbing for Miele washing machine, stable door to outside.

From the drawing room a staircase leads to the

First Floor Galleried Landing with roof lights, oak flooring, power points, storage cupboard and door through to

Master Bedroom Suite

Bedroom area with two radiators, oak flooring, roof lights, windows with extensive views, vaulted ceiling, exposed timbering, power points, television aerial point, fitted wardrobes and linen cupboard.

En Suite Shower Room with shower cubicle, tiled floor, wc, wash hand basin with cupboards above, radiator, roof light and underfloor heating.

Bathroom with panelled bath with shower mixer over, radiator, wc, wash hand basin with cupboards below, tiled flooring, roof light and underfloor heating.

Bedroom Two with oak flooring, windows on two sides with lovely views, vaulted ceiling, exposed timbering, power points and radiator.





At either end of the barn are useful storerooms, one housing the new central heating boiler and water tank with power points and lighting and the other is an excellent garden store again with power points and lighting.

Across the courtyard from the barn is 'The Cottage' which provides ancillary accommodation and would make a wonderful holiday cottage with the accommodation comprising:

An Entrance Porch and Sitting Room with double glazed windows to the front, fireplace with fitted wood burner, power points, television aerial point, double panelled radiator, oak flooring, exposed timbers.

Kitchen/Breakfast Room with oak flooring, part glazed panelled door to outside, windows with lovely views along the Valley, single drainer sink, working surface with base cupboards and drawers below, matching wall cupboards, fitted electric oven with hob and extractor over, built-in dishwasher, washing machine, fridge and freezer, bread oven, power points, part tiled surrounds and radiator.

Ground Floor Bedroom One with oak flooring, radiator, power points, double glazed window to the front.

Bathroom with panelled bath with tiled surrounds, tiled flooring, wash hand basin, wc, double shower cubicle, window to the rear and radiator.

From the sitting room a fully carpeted staircase leads to the

First Floor Landing and

Bedroom Two with radiator, double glazed window to the front, fitted carpet, power points and access to roof space.

Bedroom Three with fitted carpet, radiator, power points, window to the front and door to

Rear Landing with fitted carpet and further door to

Cloakroom with wc, wash hand basin, tiled floor, radiator, rooflight and vanity under eaves storage space.

Outside The Long Barn is approached by a long private and well maintained track and then by a cattle grid which leads into a courtyard where there is extensive parking for both The Long



Barn and the cottage. The gardens are well established and are laid predominately to lawn with variety of mature trees and shrubs and floral borders with a large flagstone patio on the southern side of the barn creating a wonderful sun terrace with uninterrupted views of the surrounding countryside.

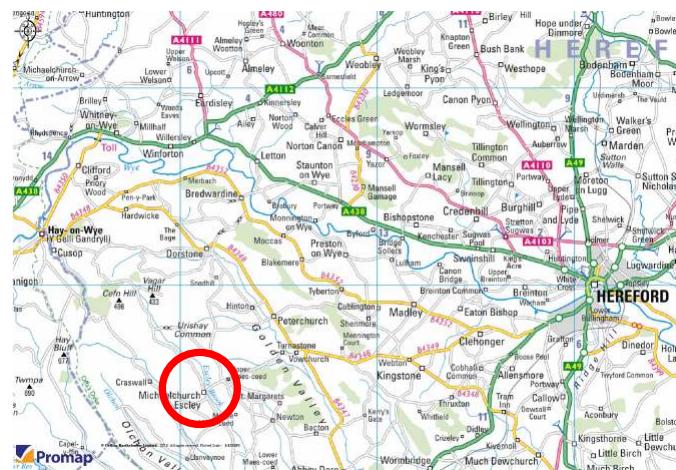
The land in the main lies to the front of the property and runs down to a small stream that has fishing rights and leads to a small orchard.

Services and Considerations Mains electricity, private water, private drainage and oil fired central heating. 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 D. Tenure freehold. Broadband available. EPC E.

Guide Price £695,000

Directions

We are happy to provide you with directions upon request.



Map not to scale. Reproduced from Explorer 1:50000 by permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationery Office
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The Long Barn, Michaelchurch Escley, Hereford

Approximate Gross Internal Area

Main House = 1820 Sq Ft/169 Sq M

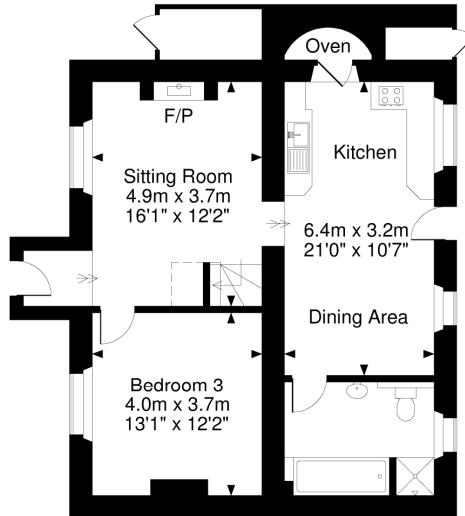
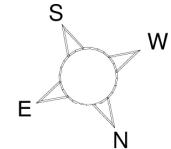
Cottage = 1271 Sq Ft/118 Sq M

Stores = 103 Sq Ft/10 Sq M

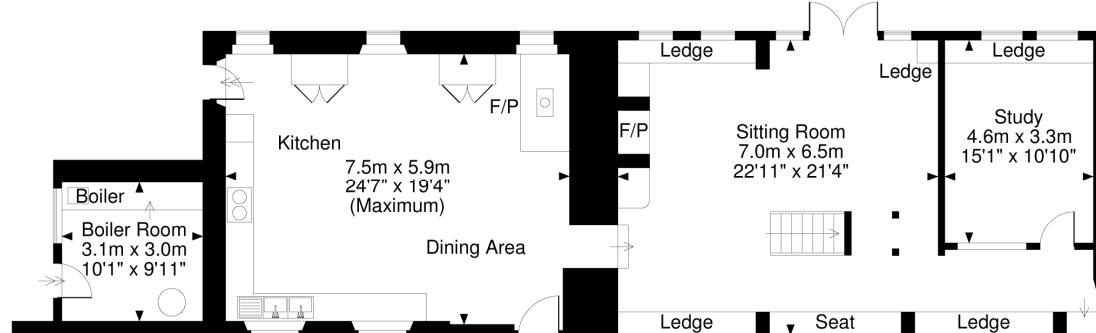
Boiler Room = 100 Sq Ft/9 Sq M

Total = 3294 Sq Ft/306 Sq M

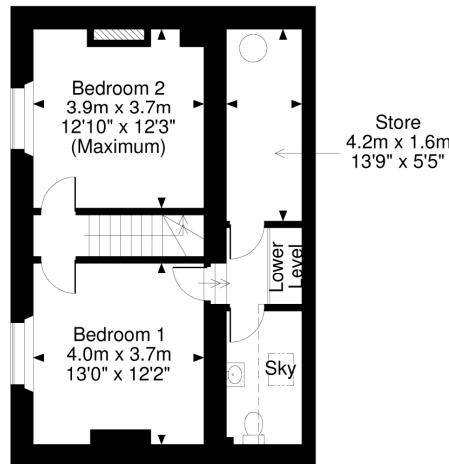
Quoted Area Excludes 'External Cupboards'



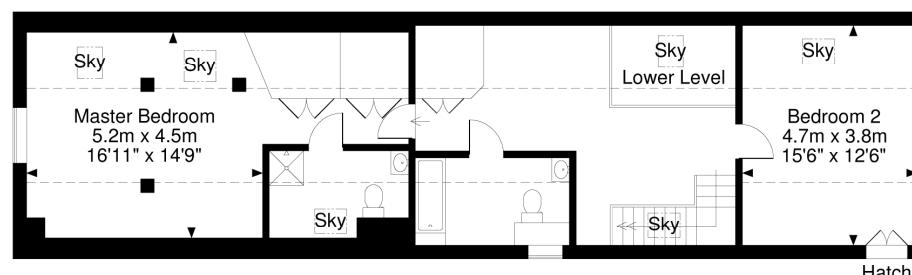
Cottage Ground Floor



Ground Floor



Cottage First 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

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Viewing: Strictly through the Agents:
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