

LONGTOWN, Herefordshire, HR2 0LS
In the depths of the Rolling Landscape of the Welsh Border Countryside

This property is located in the ancient small village of Longtown under the backdrop of the surrounding hills and enjoys pleasant outlooks, it is situated near the centre of the village, with its Village Stores and Post Office, Village Inn, Primary School and a Village Hall. The village itself is set within easy reach of main routes, both Abergavenny and Hereford are easily accessed, these two important local centres with their diverse range of amenities and facilities are approximately 10 miles and 17 miles distant respectively. The former has both a railway station and a dual-carriageway link with the national motorway system.

A FINE ARCHITECT DESIGNED FAMILY HOME
standing in 1 ½ acres and
enjoying lovely outlooks towards the Black Mountains



LOWER HOUSE
Coldbrook Lane

Lower House is an unique detached property, it is constructed of cavity block-work with an outer façade of local stone with brick reveals and stands under a felted and slate-coloured tiled roof. It is situated just off the main thoroughfare through the village and is within easy walking distance of the village shop and Inn, it was carefully designed to the brief of the present owners and provides very pleasant, airy accommodation which has the advantages of double glazing and oil fired central heating, it comprises:-



On the Ground Floor:

Oak framed Storm Porch, 8' long x 4'8" with Half-obscure glazed front door and side panels to ENTRANCE PORCH with brown fitted carpet, one single power point and one single panel radiator. 8'7" x 5'4"

CLOAKROOM off with Pampas coloured low flush w.c. and small wash hand basin (h & c), tiled to rear, one single panel radiator. 7'5" x 2'8"

HALLWAY Half glazed door from Porch to L-shaped with stairs leading off with under-stairs storage cupboard and one single panel radiator. 13'9" x 3'2"
plus return 10'8" x 3'1"

SITTING ROOM 17'7" x 13'2"



a very pleasant room enjoying two aspects with excellent outlooks towards the Black Mountains and featuring exposed Oak roof trusses, solid floor having green fitted carpet, feature stone fireplace with flagstone hearth having "Efel" wood-burning stove. One double panel radiator, three double wall light points, three double power points, T.V. aerial point and telephone point. French windows leading out to the patio and garden.

DINING ROOM 10'4" x 10'2" with solid floor having brown fitted carpet, one double panel radiator and two double power points. Wide arch to



KITCHEN/ BREAKFAST ROOM 16' x 11'7"



enjoying two aspects, solid floor having fitted Terracotta tile effect vinyl floor covering. Range of light Oak kitchen units comprising base units providing drawer and cupboard space, inset single drainer stainless steel sink unit with mixer tap, Mahogany working surfaces with oatmeal coloured tiles to rear incorporating feature tiles, glazed wall cabinets and wall-mounted plate rack. Dark green oil-fired Rayburn cooker (also connected to the hot water

system). Ample power points, electric cooker panel, plumbing for automatic dishwasher, fluorescent lighting and extractor fan. French windows leading out to the patio and garden.

UTILITY ROOM 14'11" x 5'4"

with solid floor having Terracotta tile effect vinyl floor covering, "EuroCal" oil fired central heating boiler, Oak fronted base unit with Mahogany work surface with oatmeal coloured tiling to rear, single drainer stainless steel sink unit with mixer tap. Recess and plumbing for automatic washing machine, two double power points, one double panel radiator and electricity trip panel. Standby generator change-over switch. Part obscure glazed back door to storm porch.

PRINCIPAL BEDROOM 12'9" x 11'8"

a double room with side aspect, with solid floor having fitted green carpet, double wardrobe/cupboard with hanging and shelf space, one single panel radiator, three double power points and telephone point.

En-suite SHOWER ROOM with brown fitted carpet, built-in shower with fully tiled walls and "Mira" mixer shower, Pampas coloured low flush w.c. and pedestal wash hand basin (h & c), tiled to rear, vanity mirror over, one single panel radiator and roller blind.

Stairs from the Hallway lead to
On the First Floor:

LANDING 10'4" x 6'

with green fitted carpet, one single panel radiator and one double power point. Walk-in **Airing Cupboard** with fitted brown carpet, factory insulated hot water cylinder having circuits from the central heating system and from the Rayburn cooker and standby immersion heater. Hatch and loft ladder giving access to the surprisingly spacious **Roof Space** with great potential (Subject to the obtaining of any necessary permissions), being 38'4" long and 10'7" high at the apex.





BEDROOM (2) 21'9" x 11'7"

A spacious double room enjoying three aspects and with two exposed beams, green fitted carpet, two single panel radiators and three double power points. This large room could easily be divided to form two double bedrooms.

View From Bedroom 2



BEDROOM (3) 13' x 10'8"

Another double room with brown fitted carpet, one single panel radiator and three double power points. Wardrobe/Cupboard with hanging space and adjacent shelved cupboard.

BEDROOM (4) 14'1" x 10'8"

A double room with two aspects, brown fitted carpet, one single panel radiator and three double power points. Wardrobe/Cupboard with hanging space.

BATHROOM 10'4" x 7'5"

with fitted brown carpet, Pampas coloured suite of panelled bath with mixer tap with shower attachment, tiled to rear, closed coupled w.c. and pedestal wash hand basin (h & c), tiled to rear. One single panel radiator, shaver light and roller blind.

OUTSIDE

The property is approached by a tarmacadammed driveway with a wide entrance flanked on each side by raised herbaceous borders having curved stone walls there being a good area for parking with room for at least six cars. Just off the driveway is a detached DOUBLE GARAGE, 19" x 17'7" of concrete block-work construction and having two up-and-over doors, concreted floor, fluorescent lighting, two double power points and loft storage space over. At the furthest end of the parking space is a large paved area of hard standing and nearby is the 600 gallon oil storage tank. To the immediate front of the property is a paved patio and various areas of lawn, there is a productive vegetable garden area and access is provided from the garden to the pasture land..



THE LAND

Apart from the immediate gardens, there is an area of pasture extending to a little over an acre, this is divided to form a small paddock which in turn leads to the main field there being two convenient roadside gated accesses. The soil, which is good depth and inherent fertility is sandstone based but not as light as some of the soils commonly encountered in Herefordshire. The land slopes very gently to the south-west so is well in the eye of the sun and is easily monitored as it is in full view of the dwelling . A trough is provided for the watering of livestock.



SERVICES

Mains electricity, mains water (metered) and mains drainage are connected. Oil fired central Heating is installed. None of the services, nor any of the fixtures and fittings included in these sale particulars has been tested.

TENURE

Freehold.

POSSESSION

Vacant Possession will be available upon completion.

OUTGOINGS

The property is banded as “Band F” for Council Tax purposes

PRICE

Offers in the region of £585,000 are invited.

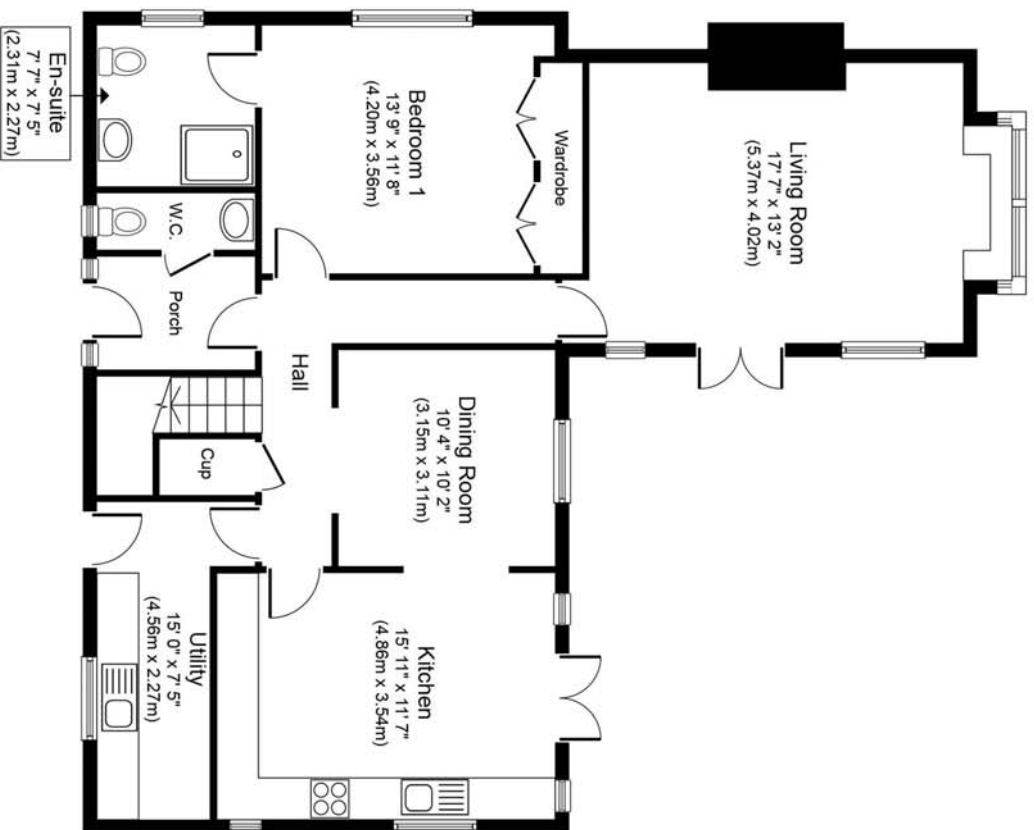
VIEWING

Strictly by Appointment through the Sole Agents.

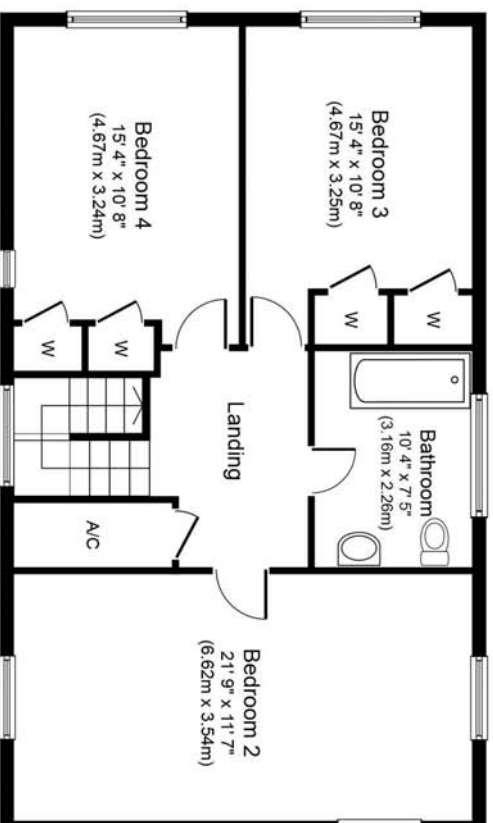
APPROACH

The property is best approached from the A465 at Pontrilas by turning into the village of Ewyas Harold and taking the road through the village centre signposted “Longtown”. Follow this road for approximately three miles passing the hamlet of Dulas and bearing right at the junction at the top of a hill, again signposted “Longtown”. Proceed along this road and continue down the hill known as “The Bryn Pitch”. At the bottom, turn left at the “T” junction, proceed for about 150 yards then turn right past the front of the “Crown Inn”, then immediately right, proceed for about 100 yards then turn left into Coldbrook Lane and after a short distance Lower House will be found on one’s right hand side.



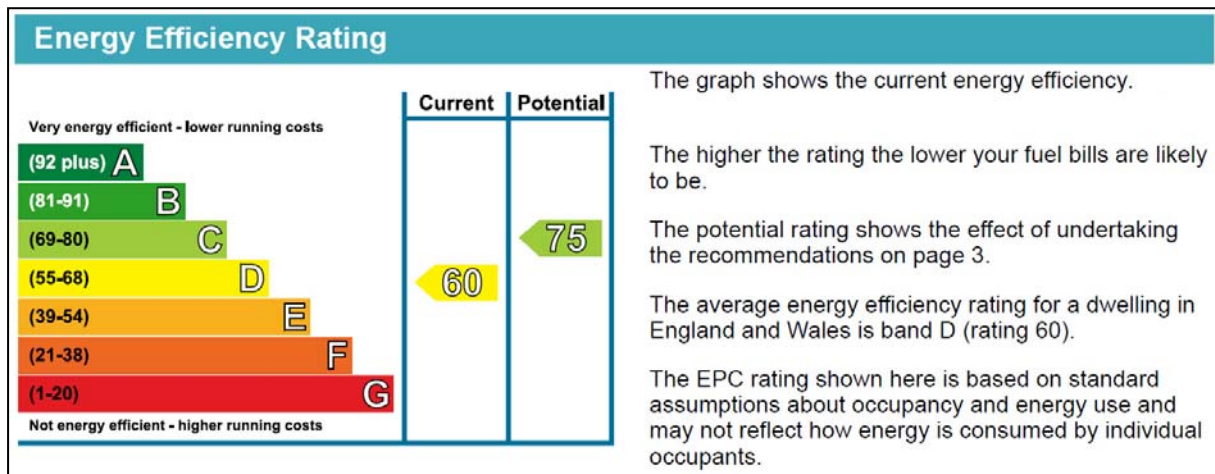


Ground Floor
Approximate Floor Area
1,076 sq. ft.
(100.0 sq. m.)



First Floor
Approximate Floor Area
807 sq. ft.
(75.0 sq. m.)

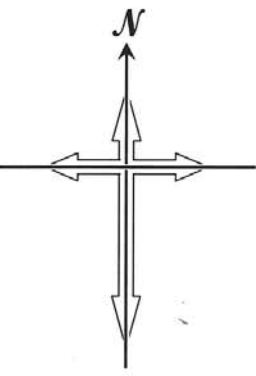
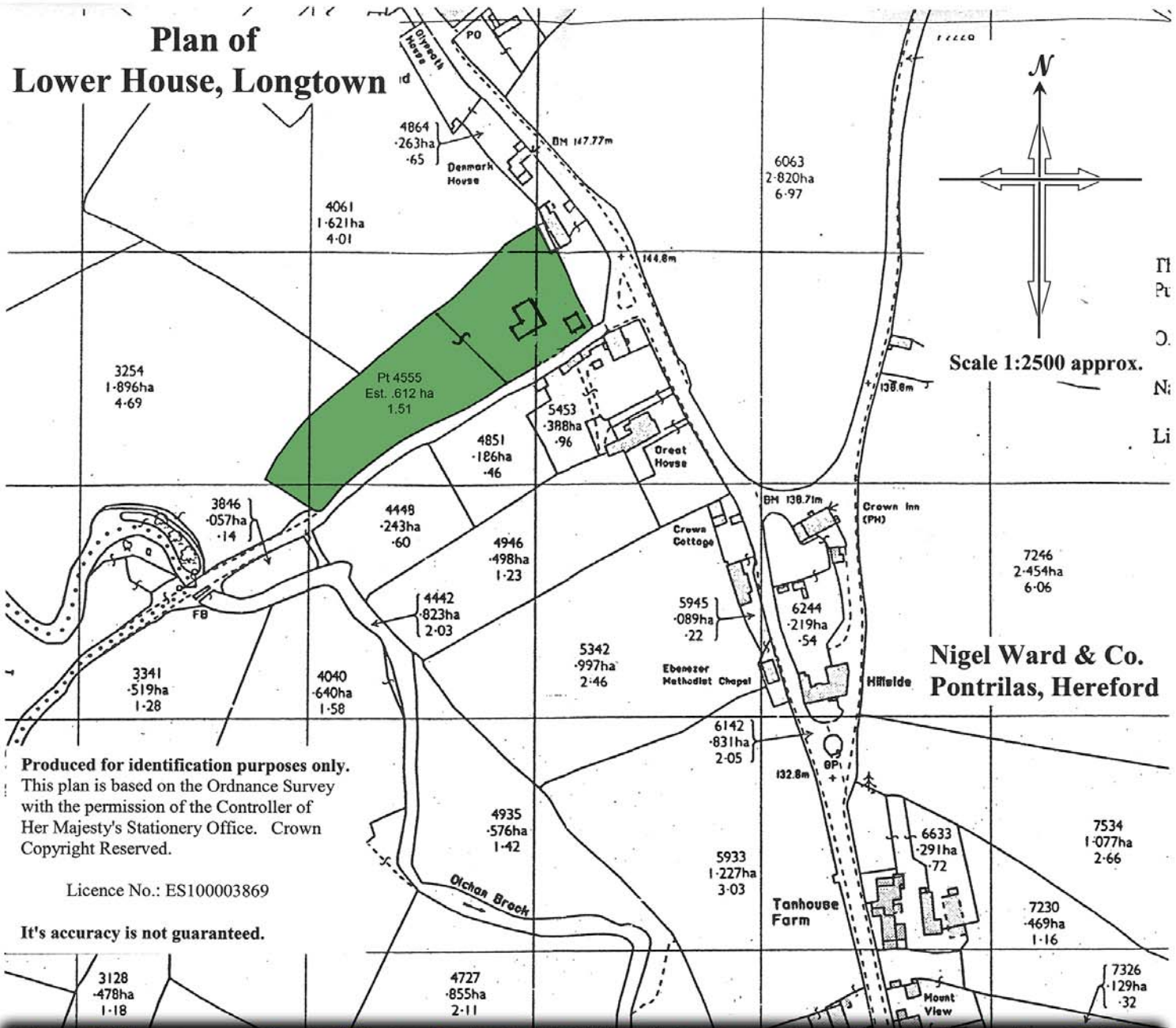
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



IMPORTANT NOTICE Nigel Ward & Co. give notice to anyone reading these Particulars as follows:

- a. These Particulars are prepared for the guidance only of prospective purchasers and are intended to give a fair overall description of the property.
- b. Any area measurements referred to are approximate only.
- c. The descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.
- d. The Plan is based upon Ordnance Survey Maps, amended by the Auctioneers, and is produced for the convenience of purchasers only. It, the particulars of the property and the general remarks are believed to be correct but any error, omission or mis-statement shall not annul the sale nor entitle any party to compensation nor in any circumstances give grounds for an action at law.

Plan of Lower House, Longtown



**Nigel Ward & Co.
Pontrilas, Hereford**

Produced for identification purposes only.
This plan is based on the Ordnance Survey
with the permission of the Controller of
Her Majesty's Stationery Office. Crown
Copyright Reserved.

Licence No.: ES10003869

It's accuracy is not guaranteed.

