



Oak Tree Cottage, Longtown, Herefordshire

Detached country cottage in a beautiful village location, below the Black Mountains




0.4 Acres


GRANT
& CO

LOCATION

Mileages: Abergavenny 11 miles, Hay-on-Wye 13 miles, Hereford 17 miles, Ross-on-Wye 21 miles, Monmouth 28½ miles, Chepstow & Ledbury 33 miles, Cardiff 42 miles

 **Road:** M50 (Jct 4) 22 miles, M4 (Jct 25A) 28 miles

 **Railway:** Abergavenny, Hereford, Newport

 **Airport:** Cardiff (55½ miles), Bristol (63 miles), Birmingham (88 miles)

SUMMARY OF FEATURES:

- Attractive detached country cottage (2066 sq ft) in a beautiful rural situation
- 3 double bedrooms, including Master with en-suite & substantial dressing room, attic/hobby room
- 2 reception rooms, entrance hall, utility & downstairs WC
- Modern fitted kitchen/breakfast room with range cooker
- Mature gardens, garage/storage, greenhouse, shed & ample parking

In all 0.4 Acres

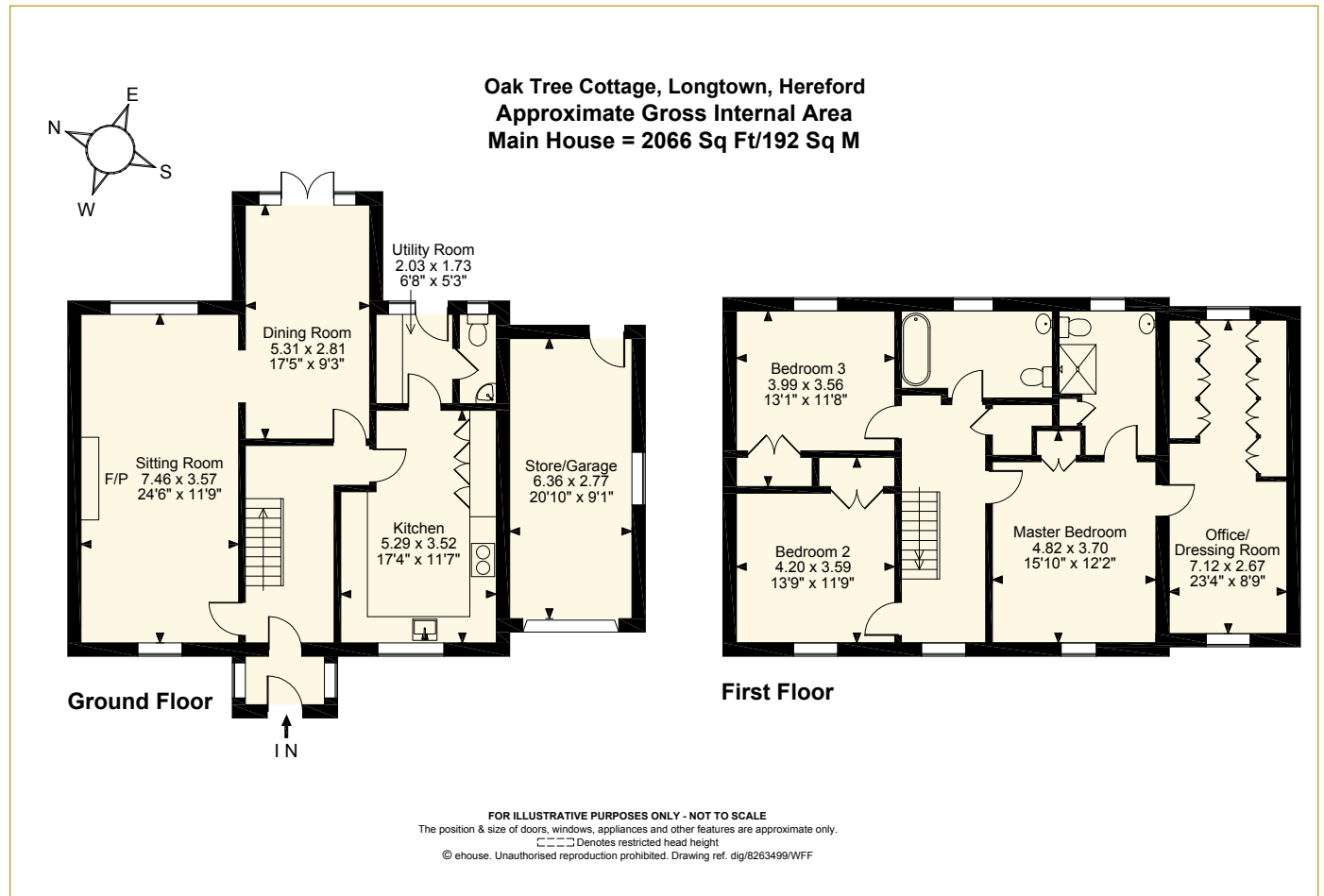
SITUATION

The parish and village of Longtown is situated close to the Welsh borders on the eastern edge of the Black Mountains, between the stunning Brecon Beacons National Park and the Wye Valley AONB.

This area offers a sought-after rural lifestyle, yet is conveniently located for the local towns of Abergavenny, Hereford City, Ross-on-Wye and Monmouth.

OAK TREE COTTAGE

- This delightful and well-presented property was built about 30 years' ago and is situated on the edge of the rural village of Longtown.
- The kitchen/breakfast room is the heart of this lovely home and is complemented by fitted oak units, granite work surfaces, range cooker and American-style fridge-freezer.
- There is a large dining room and separate sitting room, both with French doors leading to the large patio terrace.
- The large Master bedroom is complemented by an en-suite shower room and dressing room/study, 2 further double bedrooms both have built-in wardrobes.



THE OUTSIDE

- The property is approached off a quiet lane via private gated entrance leading to an ample gravelled parking area.
- Private established gardens, planted with a variety of mature shrubs and trees surround the property, which is securely bounded by stone walls and hedges.
- There is a small orchard with apple, pear and plum trees, along with raised vegetable beds, situated adjacent to the property and extending to about 0.215 acres.
- The adjoining garage is used for storage and a utility space and can accommodate a vehicle.
- The garage has scope to create supplementary accommodation if required, subject to PP.
- Superb views over open countryside and to the renowned Black Mountains.

Services: Mains electricity and water. LPG central heating. Private drainage (bio digester). Superfast Broadband is available and connected.

Local Authority: Herefordshire Council: 01432 260000.

Council Tax: Band "E". **EPC:** Rated "E".


Listing: This property is not Listed.


GENERAL INFORMATION

 **Primary:** Longtown (with pre-school), Ewyas Harold, Kingstone
Secondary: Fairfield at Peterchurch, Abergavenny, Kingstone, Hereford.

Further Information available at: www.herefordshire.gov.uk

Independent: Hereford, Monmouth, Brecon, Malvern & Worcester all have some excellent independent schools. Further Information available at: www.isc.co.uk

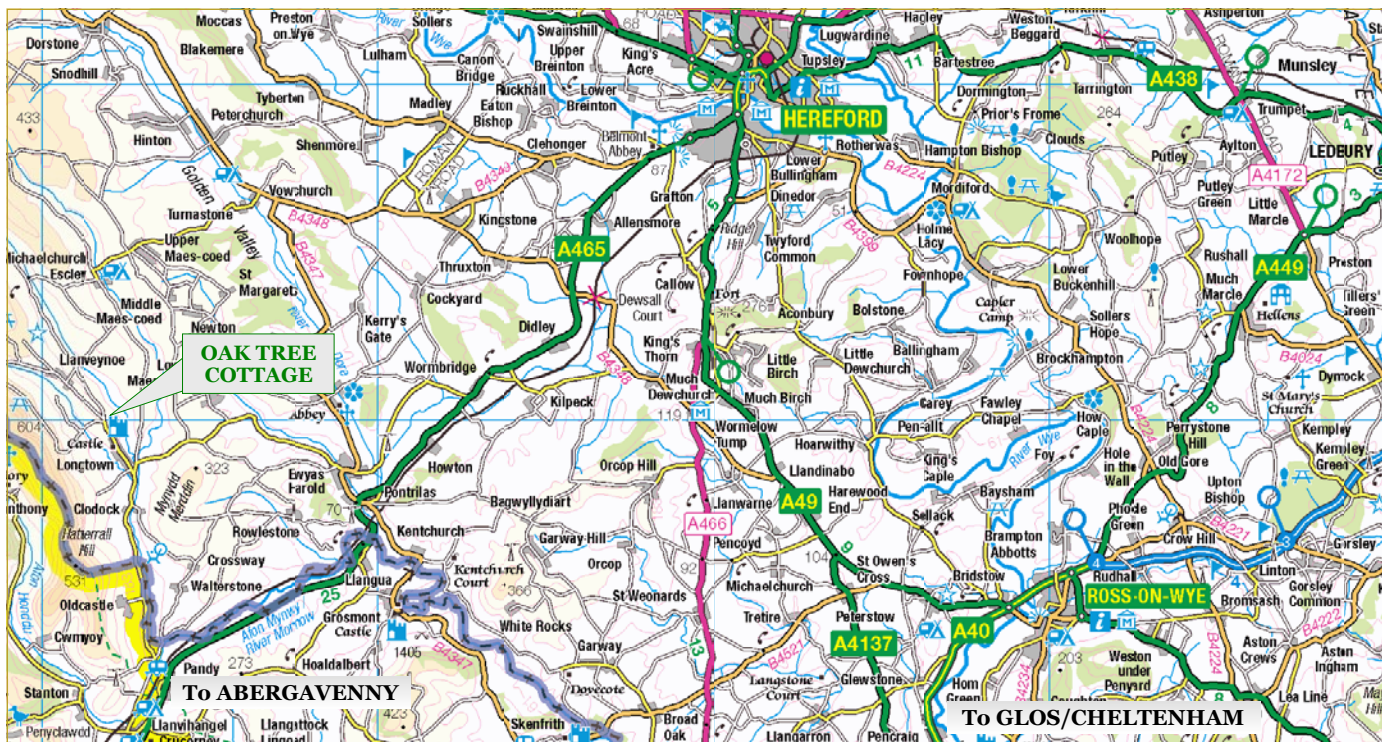
 **Local:** The pretty village of Longtown has a village store/farm shop and Post Office, preschool and primary school, church, 2 pubs and outdoor education centre. The settlement historically dates back to the 11th Century, evidenced by the remains of the early Motte & Bailey Longtown Castle. A traditional butcher and village shop can be found at Ewyas Harold (4 miles), which also has a doctors' surgery, dentist and 2 pubs. More comprehensive amenities, as well as cultural and recreational activities, can be found in Abergavenny, Hereford and Ross-on-Wye.

 **Recreational:** A broad range of sporting and recreational activities within the Black Mountains, Brecon Beacons National Park and Wye Valley are all easily accessible. Culturally, the area is host to a number of festivals, most notably the Hay Festival of Literature and the Abergavenny Food Festival. Racing is at Chepstow and Hereford, with golf available at Hereford, Ross and Monmouth.

AGENTS NOTE

Grant&Co and their clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. 2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. 3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. The Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. **Fixtures & Fittings** Unless mentioned specifically all fixtures & fittings are excluded.





DIRECTIONS - HR2 oLQ

From Hereford: Head south west on the A465 towards Abergavenny for 17 miles, turn right at the sign for Ewyas Harold. Drive past the Temple Bar Inn and The Dog Inn and continue for 4 miles on this road until you reach the centre of Longtown. Turn right in front of The Crown Inn and immediately right again. Continue north for a further 1 mile, passing the castle and village school. The property will be found on your right hand side as you leave the village, see the For Sale sign. It is the second last house on your right before you exit the village.

From Abergavenny: Take the A465 north east towards Hereford for 6½ miles. On reaching the village of Pandy, turn left towards Longtown immediately before The Old Pandy Inn on your left, on arriving in Longtown, continue as above.

VIEWINGS

By prior appointment via Grant & Co on 01531 637341.

