

Olchon House Farm, Longtown

Guide Price

£425,000



PROPERTY TYPE Barn

BEDROOMS 8

BATHROOMS 4

SIZE Ask agent

TENURE Freehold

Key features

- P251501/PA4
- To give two detached four-bed homes
- Tranquil rural setting
- Village with amenities nearby
- Outstanding mountain views
- Circa 2 acres

Description

Barn for conversion

This unconverted barn carries planning permission for conversion into two detached properties, each of which would boast four bedrooms. The two-acre plot is tucked away in the Olchon Valley, Herefordshire's best-kept secret. This scenic and diverse valley is enveloped by the Black Mountains of South Wales and therefore boasts stunning views and rich wildlife.

The proposal at a glance

Herefordshire Council granted planning permission on July 7, 2025 (reference P251501/PA4). The existing building - a five-bay steel-frame barn with a pitched roof - has permission to be converted into two properties. The central bay would be removed, therefore creating two detached homes.

Once completed, each home would be over 200 square metres in size, and the total plot size is circa two acres.

The completed properties would be set over two storeys. Both would have four bedrooms, and each master bedroom would also have an en-suite shower room. There would also be an open-plan dining kitchen, two reception rooms, a family bathroom, a cloakroom, and a utility/plant room.

In terms of parking arrangements, there is a concrete hardstanding, which would give a total of six parking bays.

Owing to the valley location, the grounds gradually slope downhill to the Olchon Brook, a tributary of the Monnow, offering a phenomenally beautiful landscape to explore.

General

Services

In the location, mains electricity and water are available. There is also a telephone line in the vicinity. However, there is no mains gas supply or public drainage; therefore, a septic tank or domestic treatment plant will be required, and the heating source is likely to be via an air source heat pump or LPG.





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3D View 1 Proposed



3D View 2 Proposed



3D View 3 Proposed

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4 of 7Satellite shot of site



5 of 7Olchon House Farm barn



6 of 7 proposed aerial view



Northern elevation- Proposed
1 : 100



Eastern elevation- Proposed
1 : 100



Southern elevation- Proposed
1 : 100



Western elevation- Proposed
1 : 100



Highway visibility
1 : 200

Proposed site plan
1 : 200

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