



PERTHY PERTON
Longtown HR2 0LQ



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Longtown
Herefordshire
HR2 0LQ



An absolutely stunning and superbly appointed detached country property, situated on the edge of the thriving rural village of Longtown, and set in gardens and land of just under 8 acres.

Guide Price £795,000

Situation and Description

The delightful village of Longtown occupies a stunning position on the edge of the beautiful Brecon Beacon's National Park. There is both exceptional walking and outriding right on the doorstep with the village itself offering an excellent range of facilities that include an award-winning village shop and post office, a popular primary school, a village hall, public house and fishing on the Monnow River. The village also has historic origins and the remains of Longtown Castle still dominates the landscape. Further and more extensive facilities can be found at the excellent nearby village of Ewyas Harold, the ever-popular market town of Hay on Wye to the north west, Abergavenny to the south and the cathedral city of Hereford to the north east.

Perthy Perton is a delightful and spacious cottage, full of warmth and charm. Originally a smallholding it has been extended and further improved by the current owner, whilst continuing to retain the true character and appeal of the original cottage. No expense has been spared and improvements include the addition of a wonderful oak framed sunroom and a stunning, yet practical, kitchen and has an Aga and space for a Rangemaster cooker. There is underfloor heating throughout as well as oak joinery and double glazing. A further dimension is a separate workshop that has been converted to create a delightful one-bedroom holiday cottage which provides ancillary accommodation and excellent income potential.

From the village road, Perthy Perton is initially approached by its own private and long gravel driveway that sweeps around to the side and rear. Here there is extensive parking and turning space for both the cottage and holiday let with pathways leading to the house.

An oak framed canopy porch leads into the main living room which is full of charm with exposed stone walling and floors, window seats, views over the gardens and land and a large stone fireplace with fitted wood burner. There is a separate snug with doors to both the front and rear, a fireplace with wood burner and bread oven, vaulted ceiling above and

flagstone floor. The sunroom is a superb addition with an outlook over the surrounding countryside and is oak framed with a vaulted ceiling, windows on all sides with bi-fold doors leading out the gardens and electric underfloor heating. The kitchen/breakfast room lies at the far end of the cottage and is again beautifully appointed with granite working surfaces and plenty of cupboard space. There is the all-important Aga, a flagstone floor with underfloor heating and a door to the front. This is supported by a well-appointed utility room with a range of fitted cupboards, large walk-in pantry, and an airing cupboard which houses the central heating boiler.

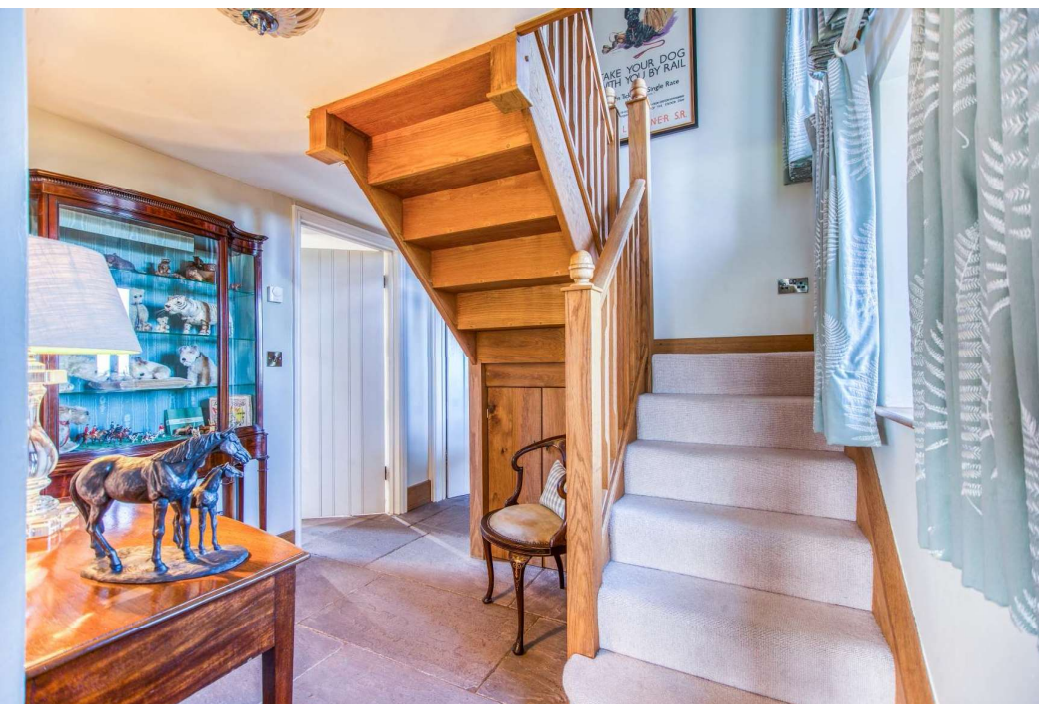
A rear hall provides access to a large cloakroom and an oak staircase that leads up to the first-floor landing. The master suite is extremely comfortable and has a dressing area with built-in wardrobes, a stunning en suite bathroom, a large bedroom area with vaulted ceiling and dual aspect. There are two further double bedrooms both with their own individual charm and a separate family shower room.

Located a short distance from the cottage is a former stone workshop/forge which has been beautifully converted to create a very attractive one-bedroom holiday cottage, which again is well-appointed throughout with a living room with stone fireplace and wood burner and a kitchen area. There is a separate double bedroom with en suite bathroom. Also within the grounds is a former privy with plumbing to provide additional washing facilities/utility space for the holiday cottage.

The land extends to just under 8 acres, including an area of newly planted orchard and raised planters for soft fruit cultivation, formal gardens to the front and side and a number of divided enclosures. A modern stable block has been built, with light, water and power, and incorporates two loose boxes, a tack room and feed store, with hay barn behind, making the property ideal for equestrian use. Also at the rear of the house there is a very useful garden store and woodstore.



An absolutely beautifully presented property





With lovely characters features

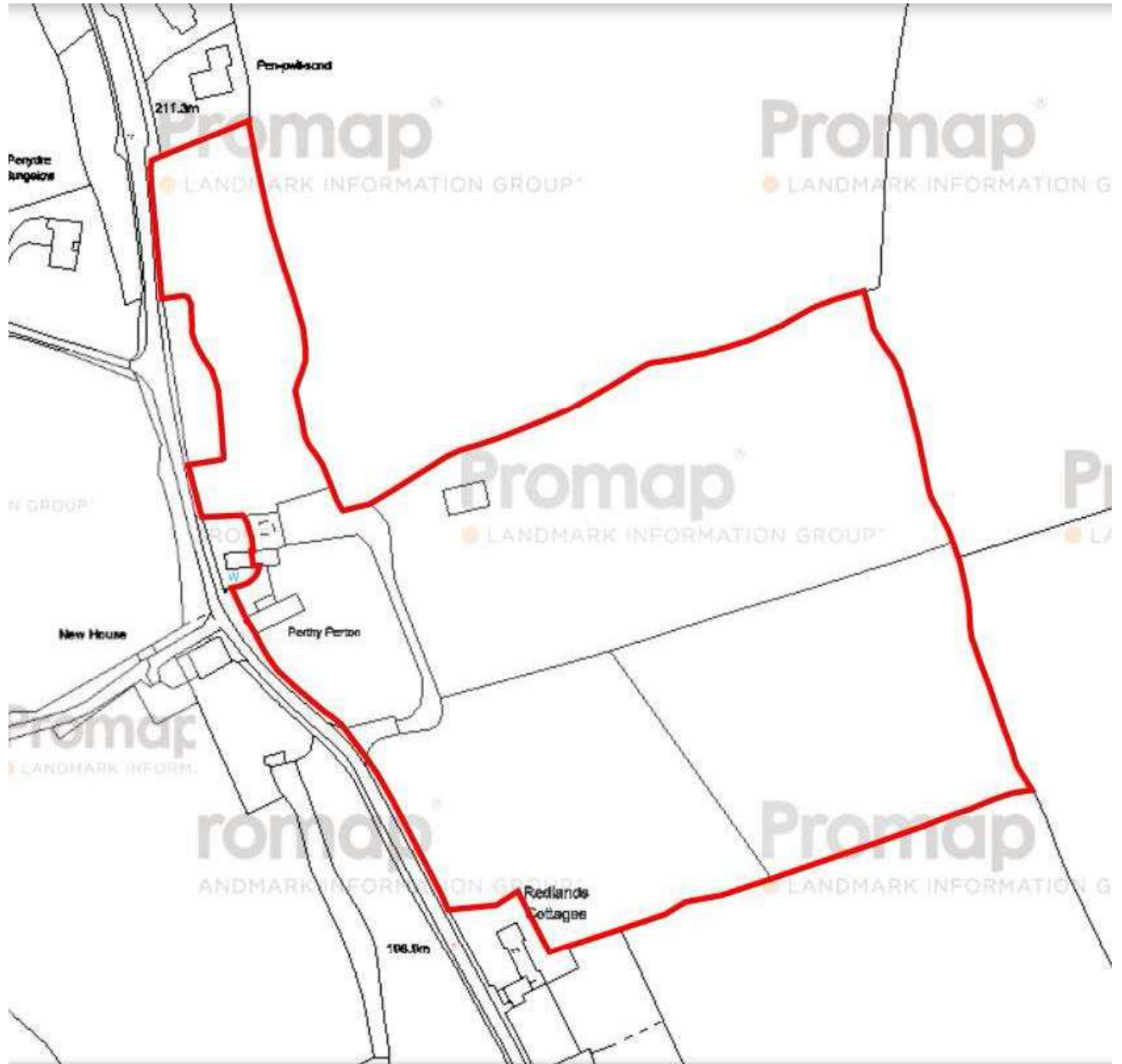






With three double bedrooms, shower room and en suite





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Directions

From Hereford, proceed out of the city on the A465 towards Abergavenny. After approximately 12 miles turn right as signposted into the village of Ewyas Harold. Continue through the village, passing over a small bridge, and bear immediately left towards Longtown. Continue on this road for a further 4 miles and proceed down the hill to the T junction and bear left. Proceed past the village shop, before bearing right and right again into the main part of the village. Continue for a further $\frac{3}{4}$ of a mile, through the village centre and past the primary school. Just before exiting the village the entrance to Perty Perton will be found on the right-hand side.

Services and Considerations

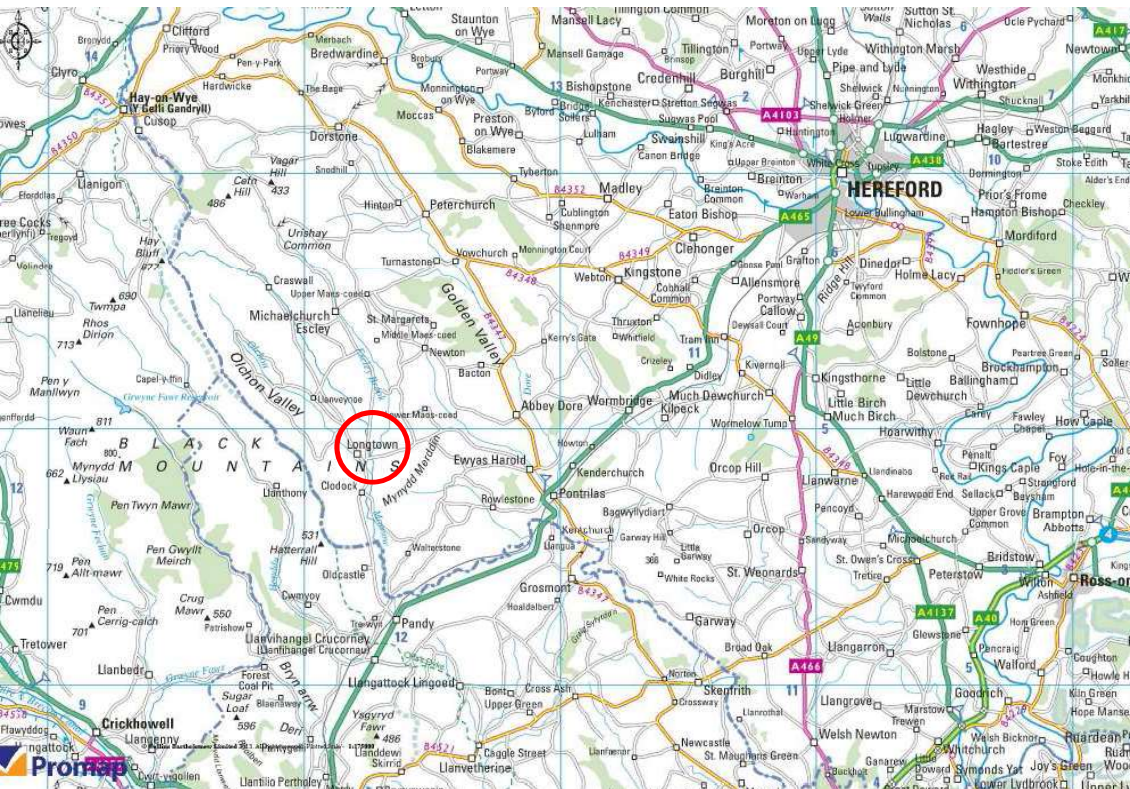
Oil fired central heating, private drainage, mains electricity and mains water. It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. Any matters relating to rights of way should be checked with your solicitor or surveyor. Council tax band E. EPC E and E. Tenure freehold.

Holiday Cottage

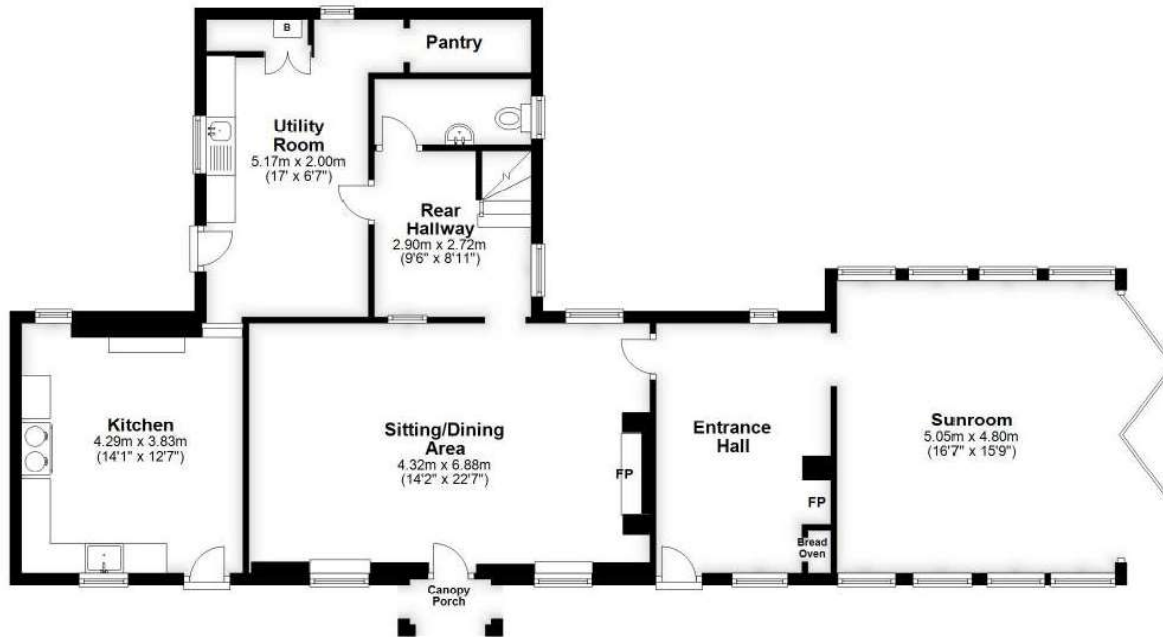


Total area: approx. 28.3 sq. metres (304.6 sq. feet)

Floorplans are for guidance purposes only and should not be taken as accurate.
Brightwells Ltd
Plan produced using PlanUp.



Ground Floor



First Floor



Total area: approx. 202.2 sq. metres (2176.8 sq. feet)

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Plan produced using Plan.Jp.

Viewing: Strictly through the agents:
Brightwells, 46 Bridge Street, Hereford HR4 9DG

property@brightwells.com | 01432 343800 | brightwells.com



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These particulars are offered on the understanding that all negotiations are conducted through this Company. Neither these particulars, nor oral representations, form part of any offer or contract, and their accuracy cannot be guaranteed.



With lovely views of the Black Mountains

