



PONTYNYS MILL *Longtown, Hereford, Herefordshire HR2 0LU*





## THE PROPERTY

*A Rare Opportunity to Purchase a Substantial Stone Mill House with Cottage and Grade II Listed Water Mill with 16.44 Acres of Grounds in Longtown*

*Guide Price £1,200,000*

- Entrance Hall with Magnificent Flagstone Floor
- Charming Kitchen with Aga; Adjacent Utility with Pantry
- Large Dining Room with Wood Burning Stove
- Sitting Room with Stove & Shuttered Sash Windows
- Study / Snug with Shuttered Sash Windows
- Spacious Landing leading to Four Bedrooms
- En-Suite to Master Bedroom; Family Bathroom
- Second Floor Hobby Room and Extensive Storage

## THE SITUATION

- Peaceful, Rural Location on the Banks of the Monnow
- Longtown: Shop & Post Office; Primary School; Pub
- Catchment Area for Fairfield School, Peterchurch
- Rail Links, 10 miles Abergavenny; 17 miles Hereford
- Motorway, 24 miles M50; 26 miles M4 at Newport

## OUTSIDE

- 19th Century Mill: Iron & Wood Water Wheel in Situ
- Charming, Detached One Bedroom Stone Cottage
- Double Carport and Separate Garage; Log Store
- New Build Workshop / Studio with Water and Electricity
- Walled Courtyard, Lawns, Orchard & Kitchen Garden
- Fishing Rights and 14 Acres of Wildflower Meadows

## PRACTICALITIES

- Council Tax Band E, Herefordshire Council
- Mains Water and Electricity
- Central Heating: Oil, House; Electric, Cottage
- Private Drainage (shared: House and Cottage)
- Broadband Available



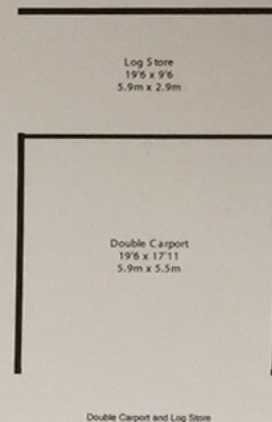
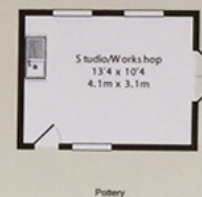
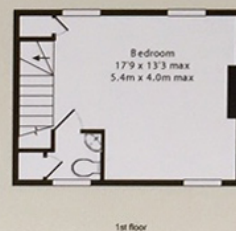
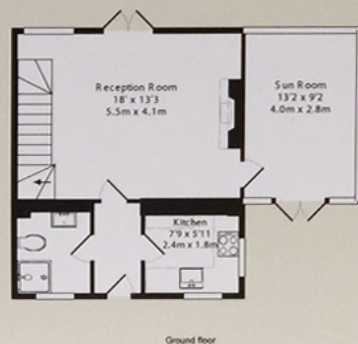
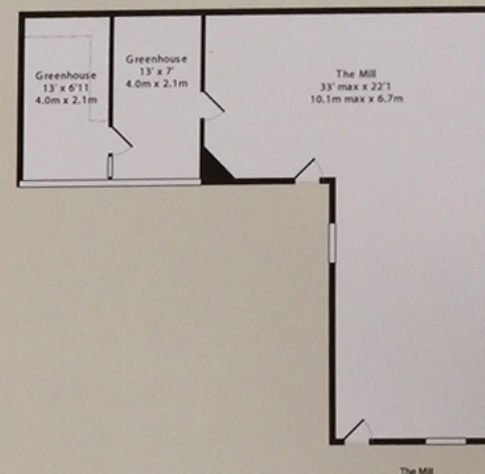
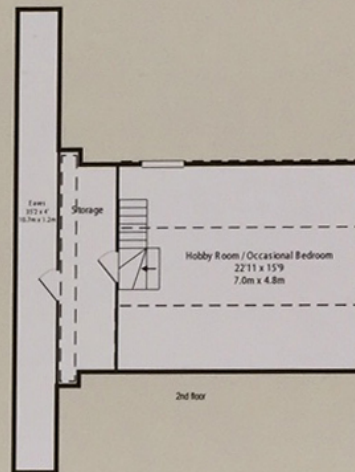
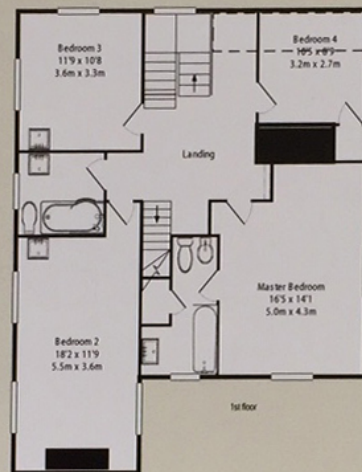
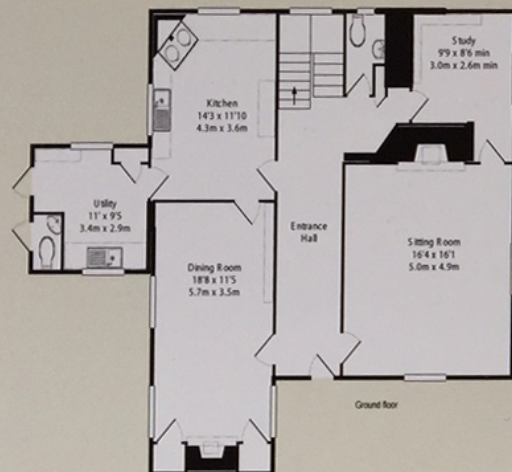






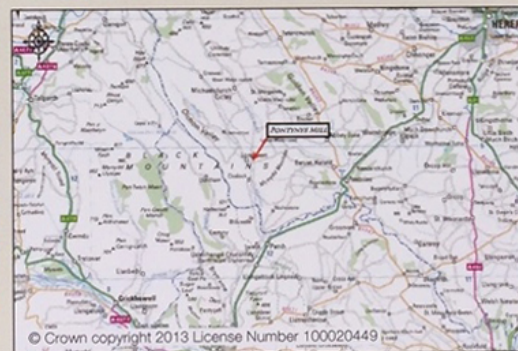
## FLOOR PLANS

Total Approx. Floor Area 2287 Sq.Ft. (212.5 Sq.M.)



Hayes wish to advise prospective purchasers that we have NOT checked the services or appliances. The sales particulars have been prepared as a guide only. Any floor plan or map is for illustrative purposes only. Hayes, for themselves and for the vendors or lessors of this property whose agents they are, give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Hayes has any authority to make or give any representation of warranty in relation to this property.











## DIRECTIONS

From the offices of Hayes, Monmouth, take the A40 towards Abergavenny, then the A465 north towards Hereford for a further 6½ miles. In Pandy, turn left at the Inn and follow the lane for 4 miles to the edge of Longtown. Turn right, towards Michaelchurch and Hay, following this lane for just over ¼ of a mile. Pontynys Mill is the first driveway on the left, just beyond the small stone bridge. (NB satnav will direct you further along the lane).



## VIEWING ARRANGEMENTS

Strictly by appointment with the agent

## HOURS OF BUSINESS

Monday to Wednesday 9.00am – 5.30pm

Thursday 9.00am – 7.00pm

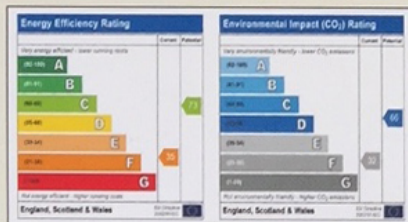
Friday and Saturday 9.00am – 5.30pm

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The Cottage



