

This appealing property is located in a small sheltered valley amidst the Black Mountains and is one of a number of scattered dwellings in the parish of **CRASWALL**, Near Longtown, Herefordshire.

The property occupies a rural location under the backdrop of the Black Mountains and the “Cat’s Back”, a renowned local landmark. The important local centres of Abergavenny and Hereford are approximately 12 and 18 miles distant respectively, whilst there is a Post Office and Stores and a village inn at Longtown which is only about 3 ½ miles distant. The renowned border township of Hay-on-Wye with its bookshops and a good range of small businesses is only about 8 miles distant via scenic country lanes.

A Detached stone built Cottage
together with a single storey Former Blacksmith’s Forge
and standing in grounds of just over an acre



ROSE COTTAGE

This attractive property is constructed principally of stone, standing under a felted and “Bradstone” tiled roof. The accommodation, which retains many original features, has the advantage of oil fired central heating and double glazing and comprises

On the Ground floor:



An Oak ledged and braced front door gives access to the-

SITTING ROOM 11' 8" x 11' 3" with front aspect, solid floor having fitted green carpet, exposed stone walls, exposed stop-chamfered beam, planked ceiling, stone fireplace with flagstone hearth housing a "Fisher" cast iron wood-burning stove. One single panel radiator, one double and one single power points.

A Pine door leads through to the-

DINING ROOM 11' x 10' 5" av. enjoying front and side aspects, solid floor with fitted green carpet, exposed stone walls, exposed beam, feature stone arched fireplace with flagstone hearth, cast iron sway bar and cast iron dog grate. One single panel radiator, telephone point, one double and one single power points. Half-glazed door to garden.



Two stone steps up from the Sitting Room lead to the

KITCHEN/ BREAKFAST ROOM 12' 9" x 9'



with rear aspect over the paddock to the hills beyond. Flagstone floor, planked ceiling, range of Pine fronted kitchen units comprising base units providing drawer and cupboard space, Onyx patterned working surfaces and stainless steel sink unit (h & c) with ¼ turn taps. One single panel radiator, two double power points, electric cooker point and fluorescent lighting. Hatch to roof space. Half-heck back door to rear of property.

An arch from the kitchen leads through to an

INNER HALL 6' 8" x 4' 2" with flagstone floor, exposed beam and planked ceiling. Cloaks hanging space, one double panel radiator and one single power point. Stairs leading off with stone shelves to either side.

BATHROOM

with flagstone floor, planked ceiling, built-in vanity unit with inset pink wash hand basin (h & c), tiled to rear. Storage space under and storage cupboard over. Pink low-flush w.c. and cast iron bath with mixer tap having shower attachment and tiling to rear. One single panel radiator.

Stairs to On the First Floor:

LANDING BEDROOM (1) a double room with fitted grey loop pile carpet, view to front, 12' x 11'6" exposed stone walls, chimney breast with recess to one side, planked ceiling, one single panel radiator and one single power point. Wooden stair gate. This room could easily be rendered separate and private by the installation of a door and partition at the head of the stairs.

Door leading off to
BEDROOM (2)
12' x 11' approx.

Another double room with front aspect, fitted grey loop pile carpet, exposed stone walls and chimney breast with built-in louvre doored cupboards to either side. Planked ceiling with hatch to roof space, two wall light points, one single panel radiator and power point.

OUTSIDE

The property is approached off the council maintained lane to a rammed stone drive and parking area to one side. The garden is fronted by a curved stone wall with stone steps, also usable as a horse mounting block, leading up from the roadside to a flagstone paved forecourt area flanked by an herbaceous border with spring bulbs. Attached to the side of the cottage is a stone built **Boiler House** standing under a tiled roof, with a concreted floor, somewhat restrictive headroom and housing the "Boulter" oil-fired central heating boiler. The garden is mainly down to lawn and features an ancient Yew Tree, it is divided into two principal areas by a low stone wall and also features various well-established hedgerow trees.

To the far side of the garden is a fenced off area ideal for keeping poultry with a small water course running through, whilst to the immediate rear of the property is a stone paved area with a stone retaining wall. A path gives access to the rammed stone surfaced driveway area from where access is also available into the paddock via a field gate.





Close to the roadside is the former **Blacksmith's Shop**, of stone single storey construction standing under a felted and "Bradstone" tiled roof. This building, which possesses a distinct atmosphere of days gone by, has double doors giving access to a **Workshop**, 14'6" x 13'2" with a flagstone floor, exposed roof truss and electric light. A door leads through to the former **Blacksmith's Forge**,

23'10" max. x 16'3" which has a flagstone floor, windows to front and rear and a dormer window. The large former fire recess/forging is still present, the recess being some 77" wide and 39" deep. An open passageway runs from the front to the rear of the stone building, this unusually has a small water course running beneath and is flanked to one side by a small **Store** with a wooden partition and with one single power point and electric light. Adjacent is a **Stable**, 10'4"x 9'2" with fluorescent lighting.

THE LAND

A field gate gives access off the parking area to a small paddock (.96 of an acre) which slopes gently upwards from the rear of the dwelling, the paddock is down to productive permanent pasture and a small water course running down the furthest side provides a useful source of stock drinking water. There are several well established hedgerow trees and these together with the hedges provide a good degree of shade and shelter.

SERVICES

Mains electricity is connected. Telephone (subject to British Telecom transfer regulations). There is a private water supply from a shared borehole located in the paddock. Drainage is to a Septic Tank and soak-away.

None of the services, nor any of the fixtures and fittings included in these sale particulars has been tested.

TENURE

Freehold.

OUTGOINGS

The property is banded in "Band E" for council tax purposes.

POSSESSION

Vacant Possession upon completion.

VIEWING

Strictly by appointment through the Sole Agents.
There are currently tenants in occupation of the property and the agents will accompany interested parties over the premises provided a little notice is given.

PRICE

Offers in the region of £297,500 are invited.

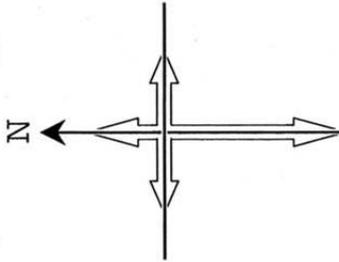
APPROACH

The property is best approached from Longtown by proceeding up through the village, continue from the village centre for about 3 miles, past Craswall village hall and past the entrance to White Hayward Farm on one's left hand side. After a further 0.2 miles, Rose Cottage will be seen on one's left hand side on the corner of a stone surfaced left hand turning. The postcode of the property is understood to be HR2 0PL but this is unlikely to take you to the door.

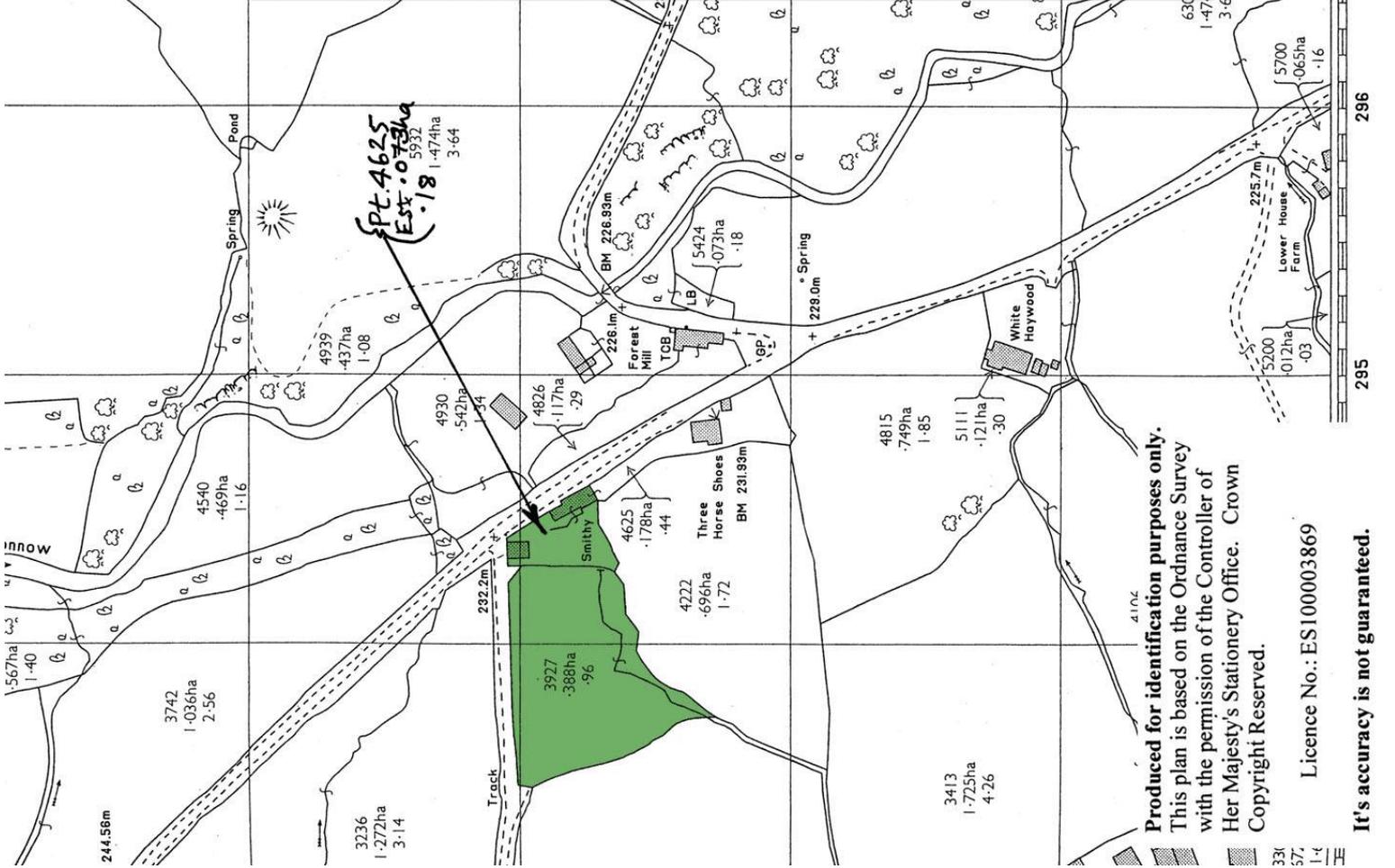
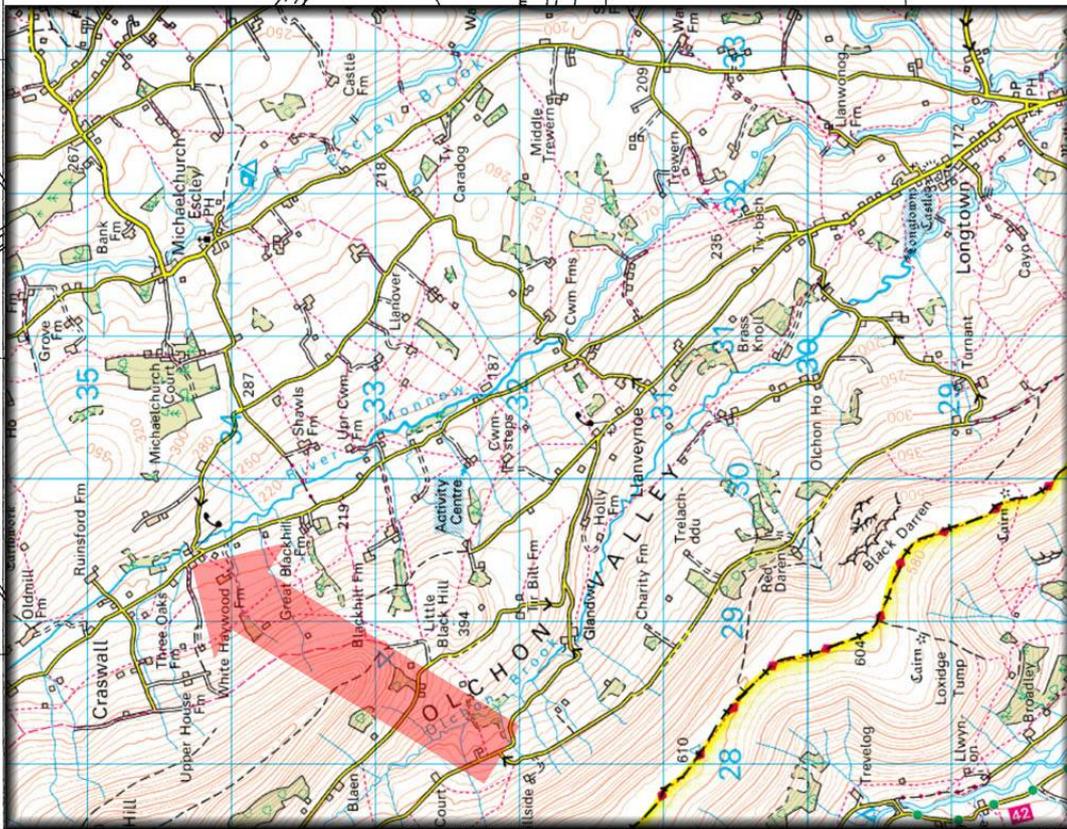


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(Not To Scale)



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