

The Dutch Barn, Longtown

Guide Price
£225,000

PROPERTY TYPE Barn
BEDROOMS 4
BATHROOMS 2
SIZE 1,938 sq ft; 180 sq m
TENURE Freehold

Key features

- Barn with planning permission
- To give a detached four-bed home
- Planning reference: 242765
- Tranquil and scenic location
- Close to idyllic village
- Home to be approx 180 sqm
- Approx 1.5 acre garden

Description

The Dutch Barn 1

This Dutch barn, which has planning permission for division and conversion into a four-bed country home, boasts circa 1.5 acres of garden.

The unconverted barn is set in a remote corner of the south Herefordshire countryside, in a setting that is unspoiled by any sound - except a delightful variety of birdsong, the gush of a nearby stream and a tranquil bubbling brook.

A mountain range offers a spectacular backdrop beyond the peaceful garden. It is also worth noting that there is a picturesque and idyllic village around one mile away by foot.

Location

The nearest village of Longtown is set within the Olchon Valley, Herefordshire's best-kept secret. This scenic and diverse valley is enveloped by the Black Mountains of south Wales and boasts stunning views and rich wildlife.

The village is well-appointed; there is a family-run country inn, an award-winning independent village shop and post office, a village hall, an art studio and a primary school that is graded 'Good' by Ofsted. There is also a 12th-century castle, clearly visible from the country lane leading to the plot.

From the property, there is a scenic stroll into the heart of Longtown. It is also worth noting that the Offa's Dyke footpath - a walking trail that spans 177 miles along the English-Welsh border and passes through diverse landscapes - runs close to Longtown and therefore the hike is easily accessible.



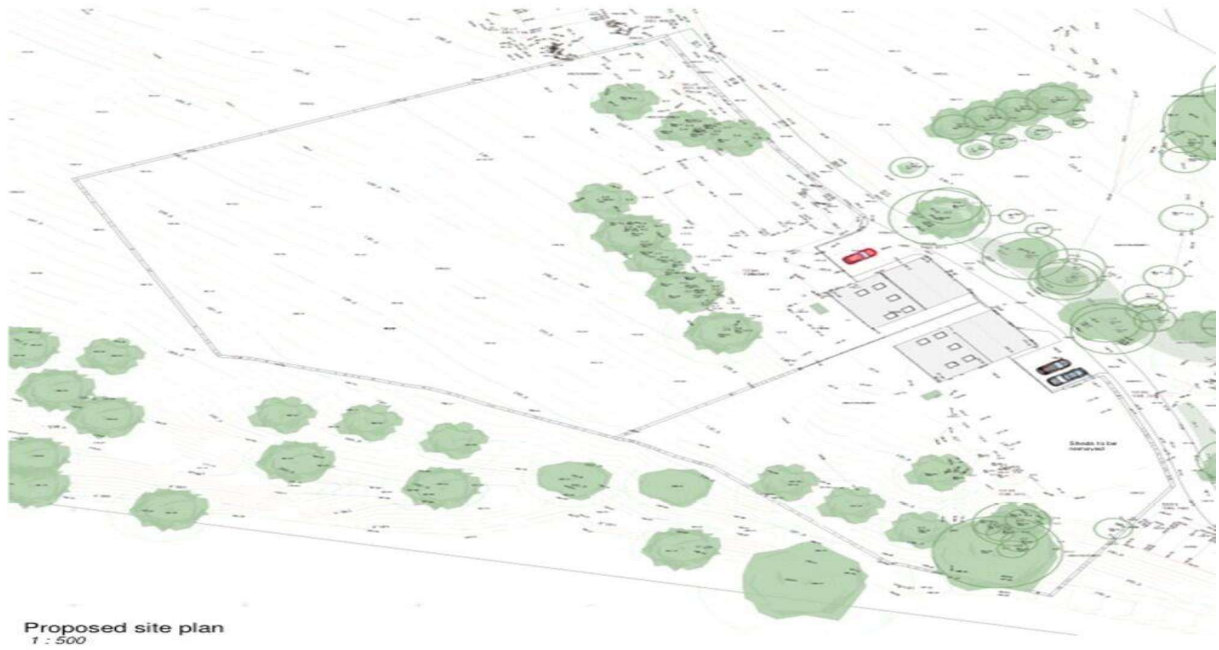
1 of 7The Dutch Barn



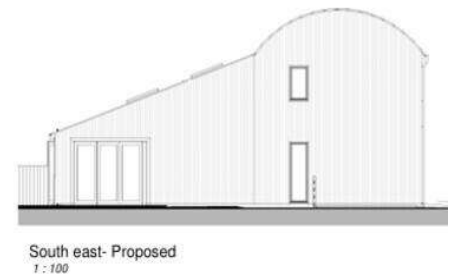
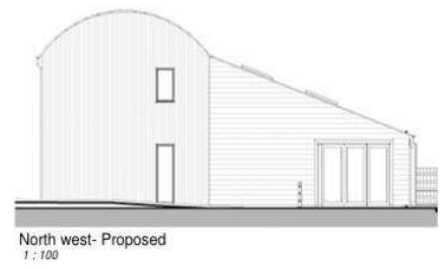
2 of 7The Dutch Barn



3 of 7The Dutch Barn



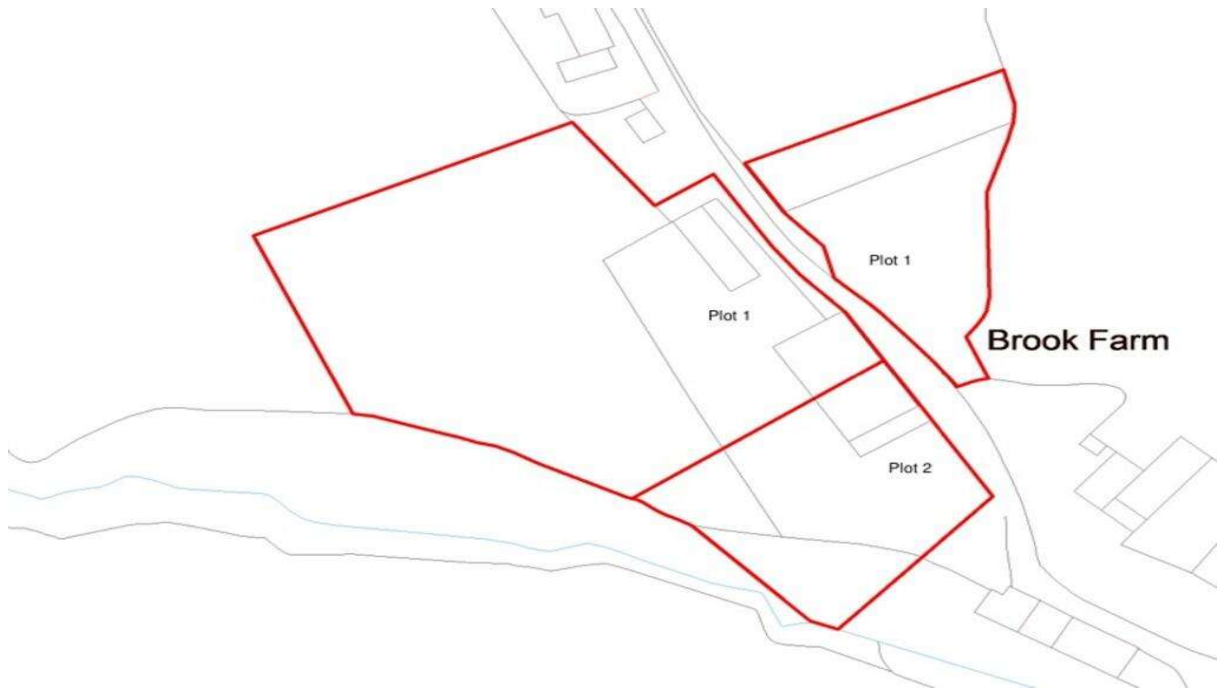
4 of 7dutch barns plots



5 of 7elevations



6 of 7dutch barn longtown



7 of 7Plot layout

The plot at a glance

Herefordshire Council granted planning permission in December 2024 (reference 242765) to convert a large Dutch barn into two properties. By removing the central section of roof, this creates two fully detached properties.

This particular property would be approximately 180 square metres in size.

It would carry four bedrooms, and the master bedroom would also have an en-suite shower room. There would also be an open-plan living arrangement, a family bathroom, a utility room, a cloakroom and a first-floor home office.

In terms of outside space, this home would boast approximately 1.5 acres of garden.

General

Directions

Beginning at Longtown Village Hall, turn right and, after 440m, at the junction, turn left towards The Crown Inn, then turn left again. Pass Hopes Village Shop on the right-hand side of the road, exit the village and keep to the single-lane county road for around 270m. After the hump-back bridge over a stream, take the right-hand turning towards Ewyas Harold and stay on this road for approximately one kilometre, before taking the right-hand turning onto a track, denoted as Brook Farm. Keep to this road for around one kilometre and the threshing barn will be found on the left-hand side.

What3Words: importing.private.kindness

Longtown 1 mile - Abergavenny 10 miles - Hay on Wye 14 miles - Hereford 17 miles -
Monmouth 19 miles - Ross-on-Wye 22 miles -

Agent's note: The acreage would need to be verified by your solicitor.

* The several images in this catalogue have been computer-generated to give an impression of how the finished barn would look.

COUNCIL TAX

Band: TBC

PARKING

Off street

GARDEN

Yes

ACCESSIBILITY

Ask agent

Energy performance certificate - ask agent

Disclaimer - Property reference 101453002682. The information displayed about this property comprises a property advertisement. Rightmove.co.uk makes no warranty as to the accuracy or completeness of the advertisement or any linked or associated information, and Rightmove has no control over the content. This property advertisement does not constitute property particulars. The information is provided and maintained by **Hamilton Stiller, Ross-On-Wye**. Please contact the selling agent or developer directly to obtain any information which may be available under the terms of The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007 or the Home Report if in relation to a residential property in Scotland.

*This is the average speed from the provider with the fastest broadband package available at this postcode. The average speed displayed is based on the download speeds of at least 50% of customers at peak time (8pm to 10pm). Fibre/cable services at the postcode are subject to availability and may differ between properties within a postcode. Speeds can be affected by a range of technical and environmental factors. The speed at the property may be lower than that listed above. You can check the estimated speed and confirm availability to a property prior to purchasing on the broadband provider's website. Providers may increase charges. The information is provided and maintained by [Decision Technologies Limited](#).

**This is indicative only and based on a 2-person household with multiple devices and simultaneous usage. Broadband performance is affected by multiple factors including number of occupants and devices, simultaneous usage, router range etc. For more information speak to your broadband provider.