



Trelachddu Farm

Llanveynoe | Longtown | Herefordshire | HR2 0NF

Balfours
PROPERTY PROFESSIONALS

Trelachddu Farm

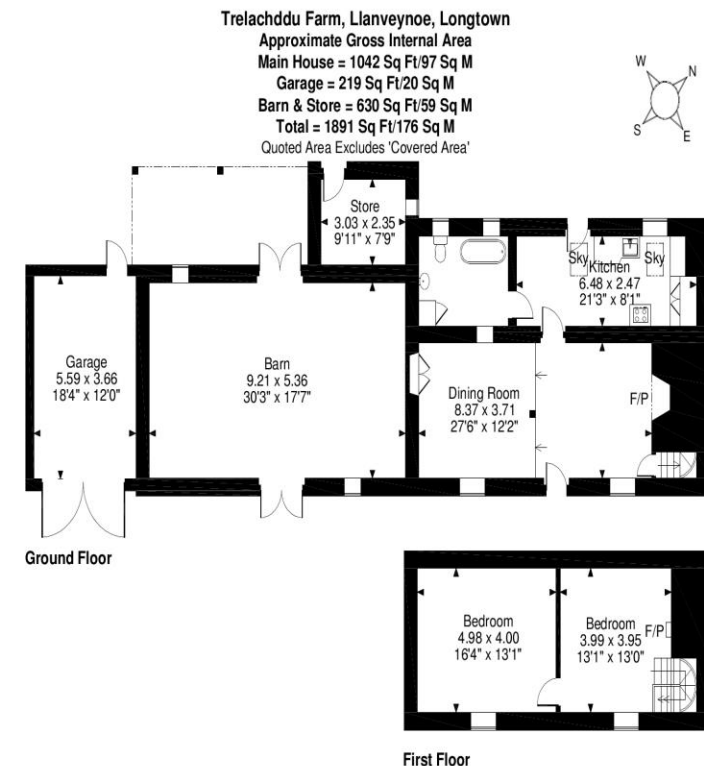
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Longtown 3.5 Miles, Ewyas Harold 9 miles, Hay on Wye 14 Miles, Abergavenny 14 Miles, Hereford 20 Miles (All distances are approximate)

A Charming Stone Cottage with Attached Barn in a Magical Rural Setting with Spectacular Views of The Black Mountains set in approximately 1 Acre (0.40 ha)

Key Features

- Idyllic Location
- Stunning Views of The Black Mountains
- Stone Cottage with Large Barn
- Kitchen / Breakfast Room
- Sitting / Dining Room with Log Burner
- Family Bathroom
- Garden and Stream
- Approx. 1 Acre (0.40 ha)
- EPC: G



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Trelachddu Farm

Trelachddu Farm is located close to the village of Longtown in an area with a high demand amongst tourists. The delightful village occupies a stunning position on the edge of the beautiful Brecon Beacon's National Park. The area is surrounded by beautiful rolling countryside renowned for 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.

Trelachddu Farm is a one / two bedroom cottage, in need of modernisation, with a large attached stone barn set within the Black Mountains. The accommodation on the ground floor, as it is used today, consists of sitting room / dining room with an Inglenook fireplace and log burner, kitchen / breakfast room and a family bathroom. Upstairs there are two rooms. Attached to the cottage is a large stone barn which subject to the necessary planning permission could be incorporated into the main house. Outside there is parking, a garden, an orchard and a stream. The land extends to approximately an acre. The property benefits from stunning 360 degree views and complete privacy. A truly unique opportunity to obtain a piece of paradise.



General

Services: Mains Electric. Propane Gas Cylinder. Night Storage Heaters and Wood Burner. Private Water and Drainage.

Council Tax: Band E

Postcode: HR2 0NF

Local Authority: Herefordshire 01432 260000

Broadband Speed: As the property is unoccupied with no broadband connected we are not able to obtain an accurate reading. Purchasers are invited to make their own investigations.

Flood Risk: Sea and River/Surface Water: Very Low Risk

Fixtures and Fittings: Whilst all attempts have been made to accurately describe the property in regard to fixtures and fittings, a comprehensive list will be made available by the seller's solicitors.

Wayleaves, Easements and Rights of Way: The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Please Note: We are unable to confirm if the septic tank / small drainage discharge is compliant under the 2020 Environment Agency General Binding Rules. The gateway to the road is a shared entrance to the field and track.

Please speak to the Agent prior to viewing in relation to the land.

Directions

From the centre of Longtown village, head northwest through the village towards Hay on Wye. After approximately one mile take the first turning on the left to Brass Knoll, Turnant Mountain Road. Continue on this lane up the hill for approximately three miles. After passing through the Black Mountain viewing spot the gate to the property is approximately half a mile on the right-hand side opposite the spring on the left.



Viewing strictly by appointment through Balfours



Particulars: Nov 2020 Photographs: Dec 2020



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