

CHRISTIE

R E S I D E N T I A L



“UPPER CROSSWAYS”, CRASWALL, HEREFORDSHIRE, HR2 0PL

Superbly located within unspoiled Herefordshire countryside, "Upper Crossways" is a charming four bedroom detached cottage dating back to 1850. Situated within a plot of approximately half an acre, the property benefits from a refurbished kitchen/diner, large lounge and extensive parking.

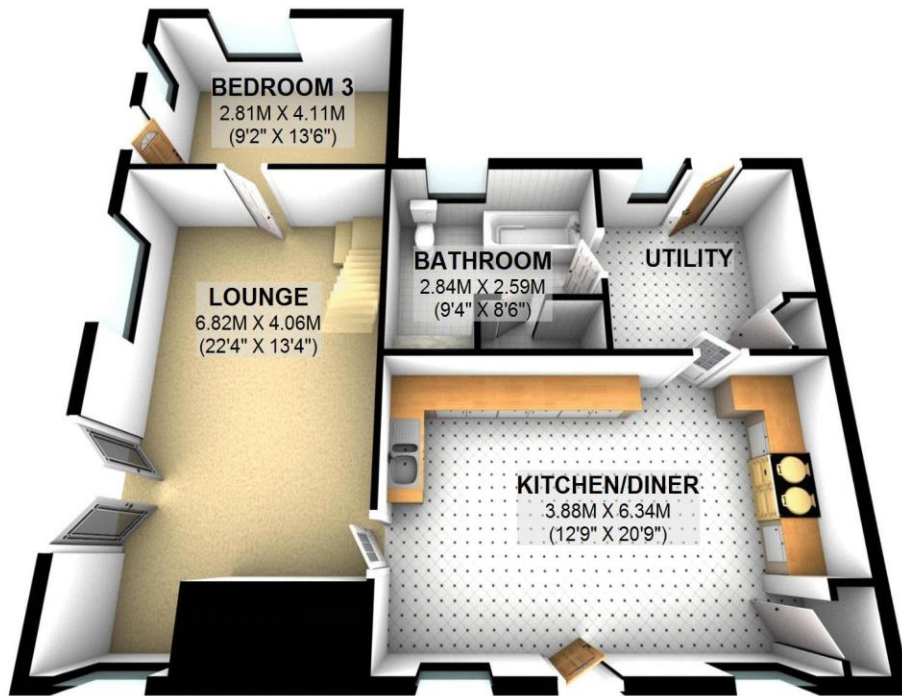
- Detached Period Cottage
- Large Lounge
- 20' Kitchen/Diner
- Timber Workshop
- Spectacular Views
- No Onward Chain

OFFERS IN EXCESS OF £299,950



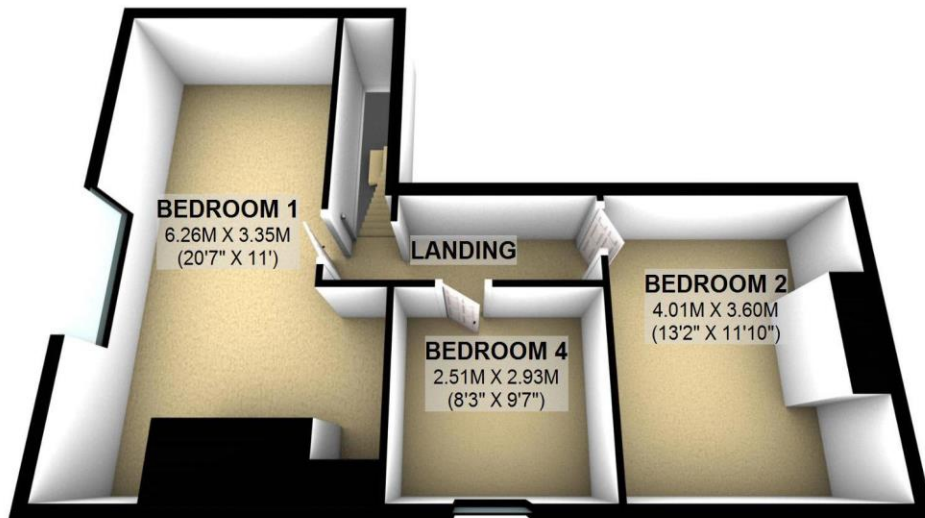
GROUND FLOOR

APPROX. 80.0 SQ. METRES (860.7 SQ. FEET)



FIRST FLOOR

APPROX. 54.4 SQ. METRES (585.8 SQ. FEET)



TOTAL AREA: APPROX. 134.4 SQ. METRES (1446.5 SQ. FEET)

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ABOUT THIS PROPERTY

Located in the delightful hamlet of Craswall close to the source of the River Monnow and the foothills of the Black Mountains, within beautiful Herefordshire countryside, "Upper Crossways" is a detached cottage within an extensive plot of approximately half an acre. Built in 1850, with elements dating back a further 100 years, the property is notable for having been the home of renowned Welsh Academic, Critic and Novelist, Raymond Williams, inspiring his novels "Border Country" and "People of the Black Mountains".

It has been much improved by the current owners with scope to still develop further. The accommodation is generous and full of character throughout. On the ground floor, there is a superb 20' kitchen/diner with exposed beams, range oven and modern fittings, an impressive sitting room with feature inglenook fireplace and double doors to the garden. In addition there is a downstairs double bedroom, family bathroom and utility. Upstairs there are two further double rooms including a 20' master, and single bedroom. To the rear of the property there is a driveway providing parking for numerous cars leading to a timber workshop with electric connection. To the side there is a flagstone patio area, ideal for enjoyment of the superlative views that surround the property, with more formal garden area to the fore. The remainder of the plot offers vast potential whether to create spectacular gardens, or an opportunity for self-sufficiency with scope to keep livestock and grow produce.

Blending character, potential and a superb location, "Upper Crossways" is an exceptional opportunity for buyers seeking a home within unspoiled countryside, steeped in local history and offered with no onward chain.

DIRECTIONS

From Abergavenny follow the A465 towards Hereford for approximately 6 miles then turn left at The Pandy Inn. Follow the road for 250 yards and take the right hand fork, signposted to Longtown. Continue for approximately 3.5 miles, passing through Clodock before entering the village of Longtown. As the road forks bear left. Continue through out of the village (past the turning for Longtown Castle). Follow the road out of the village for approximately 3 miles into the hamlet of Craswall. The property can be found on the left hand side at the junction with Hill Road (un-signposted), the turning for Upper House Farm.

USEFUL INFORMATION

COUNCIL TAX: Band D. The local authority is Herefordshire Council (01432 260500).

SERVICES: We understand that there is an oil fired heating systems and that mains electricity is connected to the property. There is a spring fed water supply and drainage is via septic tank.

TENURE: We believe the property to be Freehold. Prospective purchasers should make their own enquiries to verify this via their legal representative prior to formally completing any purchase.

VIEWING: Strictly by prior appointment via CHRISTIE RESIDENTIAL on 01873 852221. Please note it is a condition of issuing these sales particulars that all negotiations regarding this property are conducted through the sellers' Agent, CHRISTIE RESIDENTIAL.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.

Please be aware that neither **CHRISTIE RESIDENTIAL** nor the sellers have tested any apparatus, equipment, fixtures and fittings or services, unless otherwise advised, and therefore it cannot be verified that they are in good working order and fit for the purpose. As a result, buyers are advised to obtain verification from their Solicitor, Surveyor or suitably qualified tradesman regarding these matters. Unless otherwise stated, **CHRISTIE RESIDENTIAL** have not had sight of the title documents therefore buyers are advised to obtain verification from their Solicitor as to the Tenure of a Property. Items shown in photographs are not necessarily included in the sale unless specifically stated in the sales particulars but may be available to purchase by separate negotiation. Buyers must check the availability of a property before embarking on any journey to conduct a viewing. It is an explicit condition of these sales particulars that all appointments to view and any subsequent negotiations are conducted exclusively via **CHRISTIE RESIDENTIAL**, as owners' agents.