



## **"Upper Bryn", Longtown, Hereford, HR2 0NA**

**Price £599,950**



**surehomes**  
estate agents

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**NP7 5EU**

- **Extended Stone Built Farmhouse**
- **Five Bedrooms**
- **Four Reception Rooms**
- **Sun Room**
- **Oil Fired Central Heating**
- **Approximately 3.75 Acres (TBV)**
- **Large Stone Built Detached Barn**
- **Private Rural Location**
- **No Onward Chain**



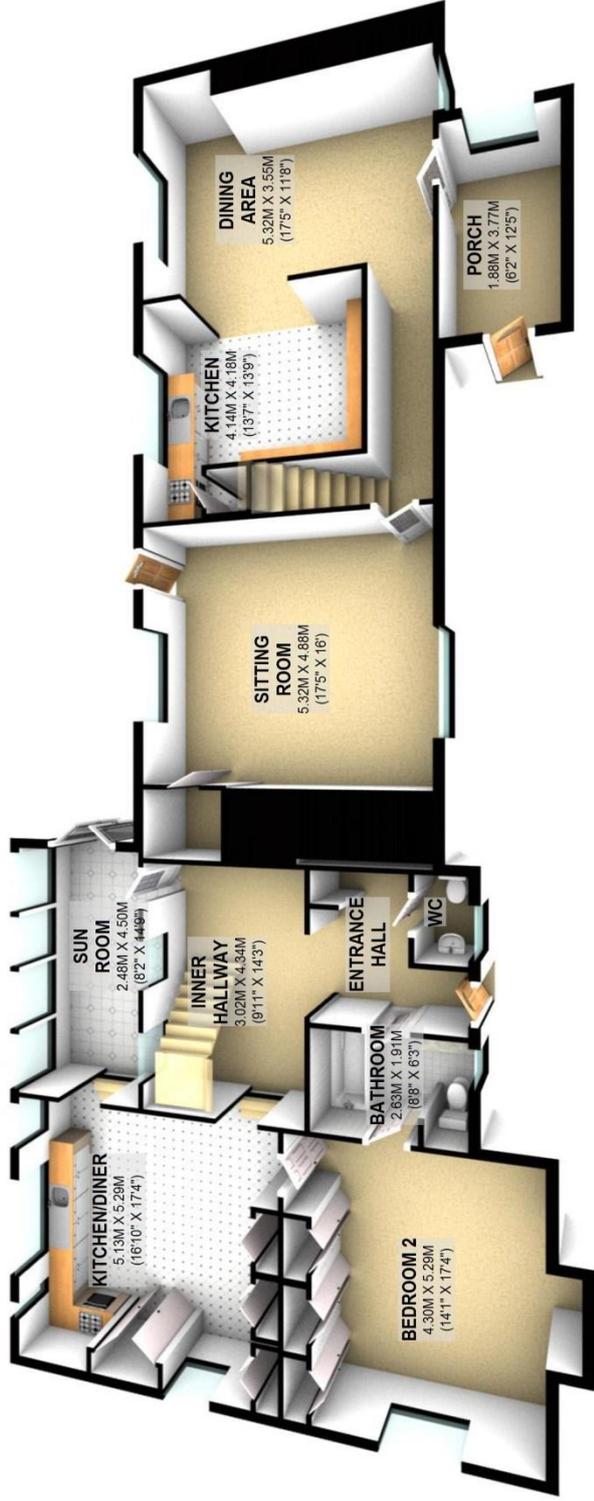
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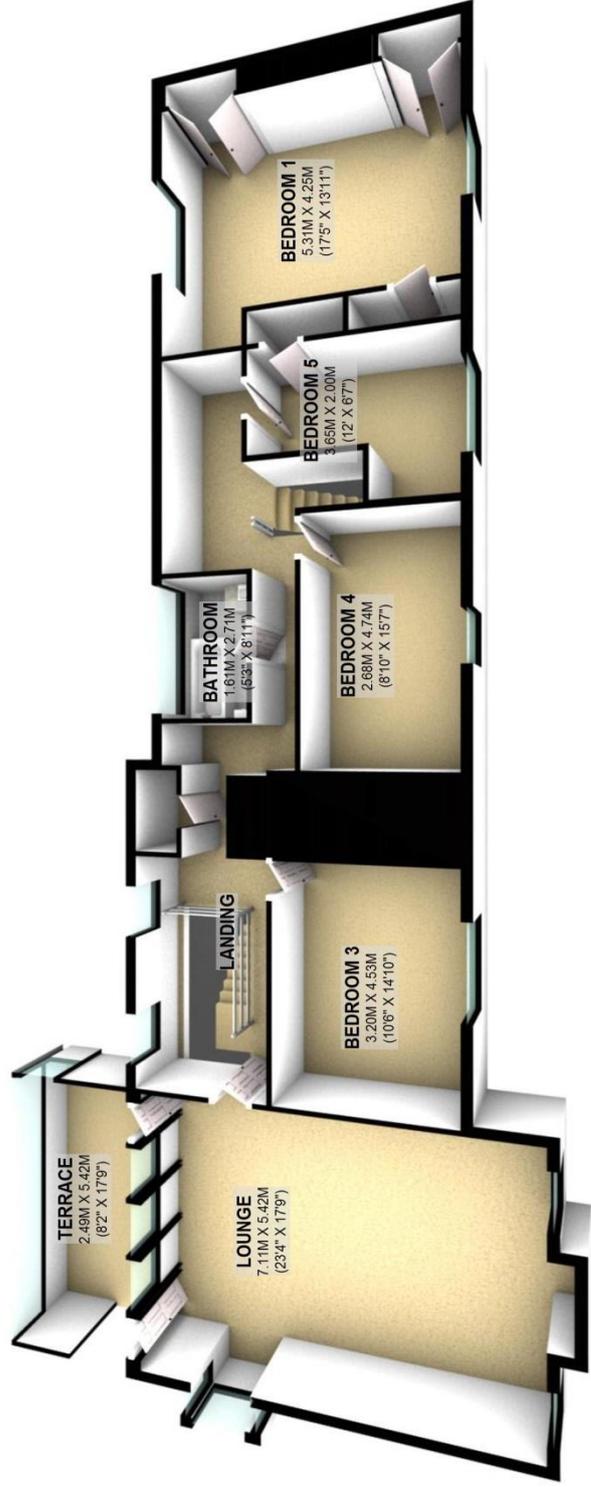
### GROUND FLOOR

APPROX. 174.4 SQ. METRES (1877.6 SQ. FEET)



### FIRST FLOOR

APPROX. 149.3 SQ. METRES (1607.2 SQ. FEET)



TOTAL AREA: APPROX. 323.7 SQ. METRES (3484.8 SQ. FEET)

## ABOUT THE PROPERTY

Discreetly located in a private but not isolated position, just off the Longtown to Ewyas Harold road, this greatly extended stone-built farmhouse sits amidst 3.75 acres (to be verified) of mature grounds and affords spacious and versatile accommodation, which due to its current configuration could easily be home to a multi-generational family, if so desired. The property lies close to the Welsh/English border on the edge of Brecon Beacons National Park and occupies an elevated position overlooking the village of Longtown which lies a mile or so to the south offering an excellent range of local facilities including a primary school, public house, post office and general store. The nearby larger village of Ewyas Harold offers additional amenities including doctors' surgery, dentist and veterinary practice as well as further shops, along with access to the A465 from which Hereford, Abergavenny and Monmouth are all within easy reach. Upper Bryn Farmhouse is believed to date back to the 16th century and was extended by the present owners' in 1993, at which time the neighbouring and sizable stone-built barn was also renovated and whilst this is currently providing very useful storage, there is scope to redevelop, subject to the necessary planning consents. This substantial dwelling presently affords five bedrooms, four reception rooms, two bathrooms and two kitchens and is chiefly double-glazed and also benefits from oil-fired central heating. Although the property has largely been well-maintained it would now benefit from the updating of the kitchen and bathroom fittings and decoration, which we consider has been fairly reflected in the asking price. Outside, the informal grounds are largely unspoilt natural meadows and home to a diverse selection of trees, shrubs and bushes, many of which were planted by the owners some twenty five years ago. Meandering pathways traverse the grounds, along which there are numerous seating areas from where you can enjoy the beauty and tranquillity of the surrounding rural landscape. Full inspection of this interesting and highly desirable home is recommended.

## ABOUT THE LOCATION

The local area is renowned for its natural beauty being on the edge of The Brecon Beacons National Park and within the eastern foothills of the Black Mountains thereby offering spectacular views from the many country walks and pursuits available in the area. Hay-on-Wye, Abergavenny and Hereford are all approximately 30 minutes drive, each offering varied shopping opportunities choice along with other essential facilities and services. The main A465 is located close by giving easy access to Cardiff, Newport and Merthyr Tydfil (southbound) and Hereford (northbound). It also connects with the A40/449 leading to the M4, M50 and M5 motorways. Both Hereford and Abergavenny offer mainline railway stations providing access to the entire rail network. For further information on school catchment areas and community provisions go to [www.herefordshire.gov.uk](http://www.herefordshire.gov.uk).

## 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 and then take the right hand fork just before The Crown Inn. Once you pass the Post Office take the next turning right, signposted to Dulas and Ewyas Harold and follow for just under a mile and the unmarked track leading to Upper Bryn Farmhouse will be found on the left hand side, just after the large converted barn. Follow the track and bear left at the fork and this will lead down to the property.

## COUNCIL TAX BAND E

The local authority is Herefordshire County Borough Council.

## SERVICES

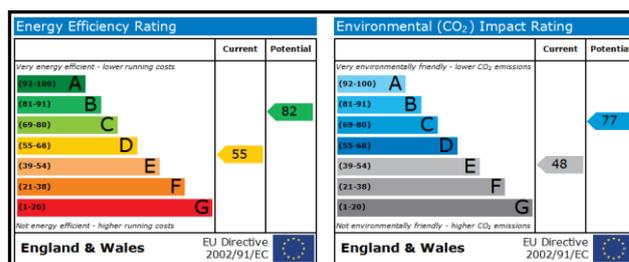
We understand that there is an oil fired heating system with mains electricity, water & sewerage are connected to the property.

## 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 **surehomes** 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, **surehomes**.



### Consumer Protection from Unfair Trading Regulations 2008.

Please be aware that neither **surehomes estate agents** 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, **surehomes estate agents** 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 **surehomes estate agents**, as owners' agents.