

R.G. & R.B. WILLIAMS

CHARTERED SURVEYORS

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SOUTH WEST HEREFORDSHIRE

Abergavenny 9 miles. Hereford 21 miles.

**A HIGHLY ATTRACTIVE LISTED STONE BARN IN A
GLORIOUS UNSPOILT RURAL LOCATION WITH
PLANNING CONSENT FOR CONVERSION INTO 2 DWELLINGS**

**LOWER PONTENDRE BARN
LONGTOWN
HEREFORDSHIRE
HR2 0NY**



FOR SALE BY PRIVATE TREATY

PRICE GUIDE: £295,000

Joint Agents: Clee, Tompkinson & Francis, 13 Lion Street, Brecon.

AMC
AGENT

NOTICE: R.G. & R.B. Williams for themselves and for the vendor(s) of this property whose Agents they are, give prior notice that 1. These particulars do not constitute any part of any offer or a contract. 2. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars as neither R.G. & R.B. Williams nor anyone employed by them has authority to make or give any representation in relation to this property. 3. No liability is accepted for any travelling or other expenses incurred by applicants in viewing properties that may have been let, sold or withdrawn.


RICS

GENERAL REMARKS AND STIPULATIONS

(which where applicable shall be deemed part of the Conditions of Sale)

SITUATION

The property occupies a glorious rural location close to the village of Longtown in South West Herefordshire, close to the Monmouthshire border.

The town of Abergavenny is some 9 miles distant and the Cathedral City of Hereford some 21 miles distant.

DIRECTIONS

From Abergavenny take the A465 Hereford road for about 7 miles and in the village of Pandy turn left adjacent to the Pandy Inn, towards Longtown. Proceed along this road for about 3 miles and the property will be found on the right hand side of the road.

GRID REFERENCE

SO 332662 227989.

POST CODE

HR2 0NY.

TENURE

The property is presumed to be freehold and not subject to any restrictions of an onerous or unusual nature.

SERVICES

Mains **Electricity** and **Water** are available for connection.

Drainage will be to a private disposal system.

PLANNING CONSENT

Herefordshire Council granted Planning Consent and Listed Building Consent for conversion of the barn into two dwellings on 2nd February 2015, (Ref P/143474/F).

A copy of the Planning Consent and Listed Building Consent is available from the agents.

OUTGOINGS

Council Tax Banding – to be assessed.

RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights of way, wayleaves, access, water, light, drainage and other easements, quasi-easements, covenants, restrictions, orders etc, as may exist over the same or for the benefit of the same, whether mentioned in these particulars or not.

IMPORTANT NOTICE

These particulars are set out as a guideline only. They are intended to give a fair description of the property, but may not be relied upon as a statement or representation of fact. Photographs (and any artist's impression) show only certain parts of the property at the time they were taken. Any areas, measurements, or distances are approximate only and should not be relied on as a statement of fact. Any reference to alterations to or use of any part of the property, is not a statement that any necessary planning, building regulations or other consent has been obtained. Descriptions of a property are inevitably subjective and those contained herein are made in good faith as an opinion and not by way of a statement of fact.

VIEWING

Viewing may be undertaken at any reasonable time.

AGENTS

RG and RB Williams, Windsor House, St Mary's Street, Ross on Wye, Tel: 01989 567233.

Clee, Tompkinson & Francis, 13 Lion Street, Brecon, Tel: 01874 622488.

PRICE GUIDE

Offers invited based on £295,000.

PARTICULARS OF SALE

**LOWER PONTENDRE BARN
LONGTOWN
HEREFORDSHIRE
HR2 0NY**



**AN ATTRACTIVE LISTED BARN WITH PLANNING CONSENT
FOR CONVERSION INTO TWO DWELLINGS**

PLANNING CONSENT

The Herefordshire Council granted Planning Consent and Listed Building Consent on 2nd February 2015 (Ref P143474/F) for:

“Proposed Conversion, Alteration and Refurbishment of the Existing Stone Agricultural farm complex to two Dwellings”.

A copy of the Planning Permission and Listed Building Consent is available from the Agents.

PROPOSED ACCOMMODATION

The plans provide for spacious well proportioned accommodation which will comprise:

UNIT 1

ON THE GROUND FLOOR

Hall; Cloakroom; Lounge; Kitchen/Breakfast Room; Dining Room; Studio/Office; Shower Room.

ON THE FIRST FLOOR

Master Bedroom with En Suite Bathroom; Bedroom No 2; Bedroom No 3.

UNIT 2

ON THE GROUND FLOOR

Hall; Cloakroom; Lounge; Kitchen/Sitting Room.

ON THE FIRST FLOOR

Landing; Bedroom 1; Bedroom 2; Bedroom 3; Bedroom 4; Family Bathroom.

OUTSIDE

The property is contained within a good sized area of Garden/Grounds which will include a 4 bay stone Garage.

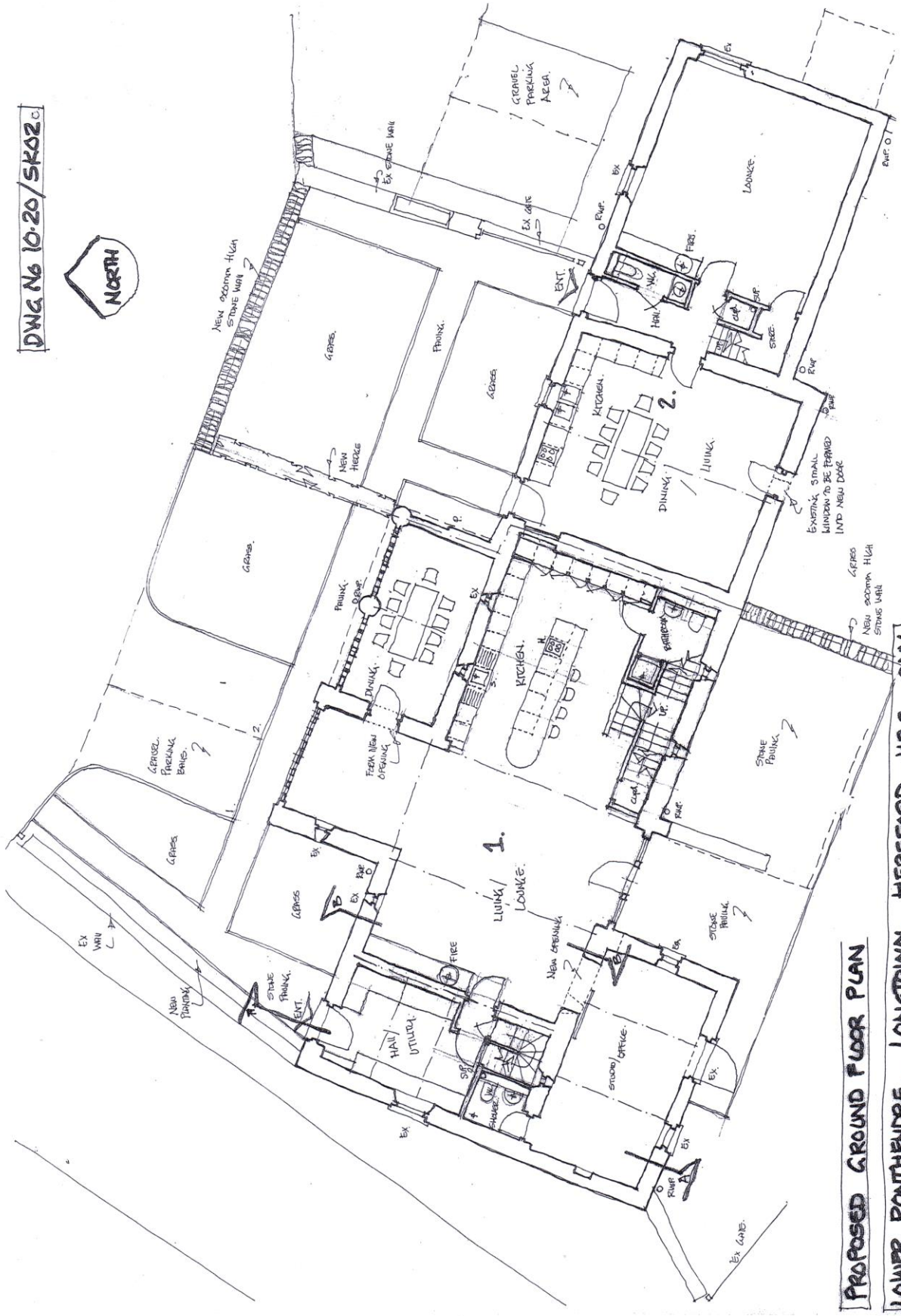
PLANS

Plans of the proposed accommodation are attached to these particulars.

ADDITIONAL LAND

An additional area of land may be available by separate negotiation.

DWG No 10-20/SK02.c



PROPOSED GROUND FLOOR PLAN

LOWER PANTHEONRE, LONGTOWN, HERSFORD HR2 0NY.

