



THE CHAPEL HOUSE

Longtown HR2 0LQ

The Chapel House

Longtown
Herefordshire
HR2 0LQ



With detached garage

A period stone cottage, lying on the edge of this popular and well-served village, with stunning views over farmland to the Black Mountains.

Guide Price £460,000

Situation and Description

The historic village of Longtown is beautifully situated with a collection of individual houses and cottages, centred around the remains of an ancient castle. Although set well away from main roads, and enjoying stunning views of the Black Mountains, this delightful village is well-served with an award-winning village shop and post office, a public house, active village hall, outdoor centre and access to some wonderful rural walks. Further facilities are available at the larger village of Ewyas Harold and at the market towns of Abergavenny, Monmouth and Hay on Wye. The cathedral city of Hereford, which lies some 17 miles to the north east provides an extensive range of facilities, together with road and rail links to other parts of the country.

The Chapel House is a delightful stone-built country cottage, which has been sympathetically improved by the existing owner to create a very attractive property. The accommodation, although not overly large, is perfectly formed and would be ideal as a holiday cottage or for a couple. Many of the rooms make the most of the stunning views and the gardens are a good size and include a useful stone-built garage and off-road parking.

On arrival, a pathway from the property's own parking area, leads to an impressive oak framed porch with patio and terrace which make the most of the property's outlook. A front door leads into a very welcoming and well-appointed kitchen/breakfast room with Rayburn and a good range of kitchen fittings. The sitting room is cosy and comfortable with a window to the front and a stone fireplace with a fitted wood burner (the one depicted has recently been replaced) as well as recessed shelving and period features such as exposed ceiling timbers. This room adjoins a study or morning room with a vaulted ceiling and double-glazed doors to the front, overlooking the gardens. From the kitchen/breakfast room a door leads through to a rear hallway with flagstone floor and vaulted ceiling, door to rear entrance porch, and under stairs storage cupboard and airing cupboard. There is a ground floor bedroom, again with a vaulted ceiling, and a family bathroom, all with views to the Black Mountains.

A staircase rises to the first floor and to an excellent storage area and two further bedrooms, both with lovely views.

Outside, the property is approached from the village lane by its own driveway which provides parking space and gives access to a detached stone garage (14ft x 10ft) with doors to the front and side. The gardens are

enclosed on all sides by mixed hedging and are a good size with a variety of trees. The property borders onto open farmland with extensive views, that further enhance this very pretty cottage.

Services and Considerations

Mains electricity, mains water, private drainage, solid fuel heating via Rayburn. It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. Any matters relating to rights of way should be checked with your solicitor or surveyor. Council tax band G. EPC G. Tenure freehold.





A beautifully presented cottage in a lovely setting





Ideal as a second home, holiday let or for a couple



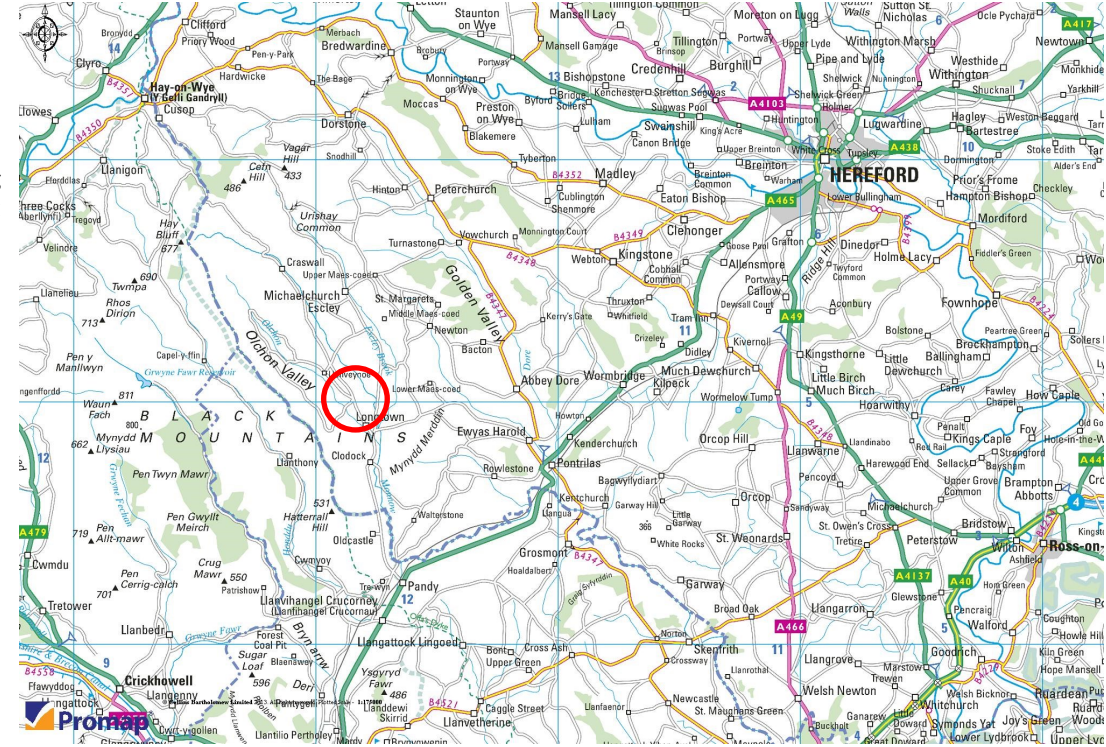


Fantastic rural views



Directions

From Hereford, proceed initially on the A465 towards Abergavenny. After approximately 12 miles turn right into the village of Ewyas Harold. Proceed through the village, and over a small bridge, before bearing left to Longtown. Continue on this road for approximately 4.5 miles and at the T junction turn left, passing the village shop on the left, and then bear right passing the public house and right again into the main village. Continue for approximately $\frac{3}{4}$ of a mile, through the village itself, and The Chapel House will be found on the left-hand side, just before a small lane to Brass Knoll and the mountain road.



Including a wild flower area with delightful spring colour



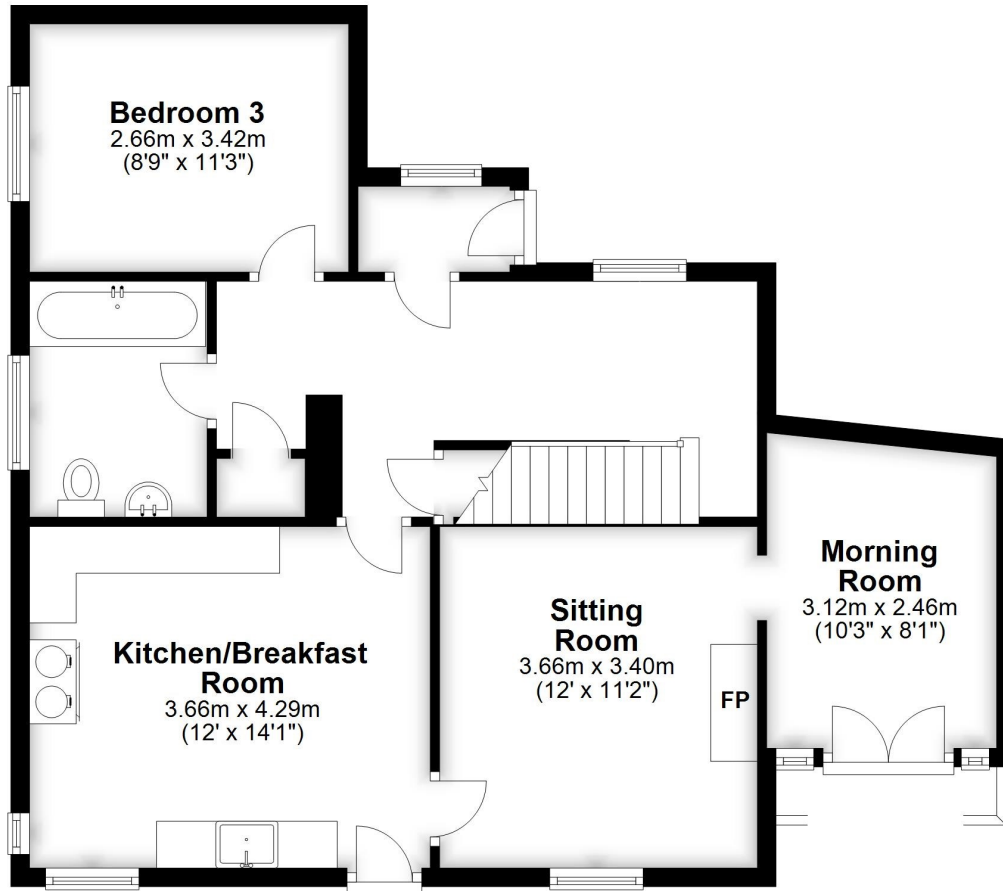
Autumn



Spring

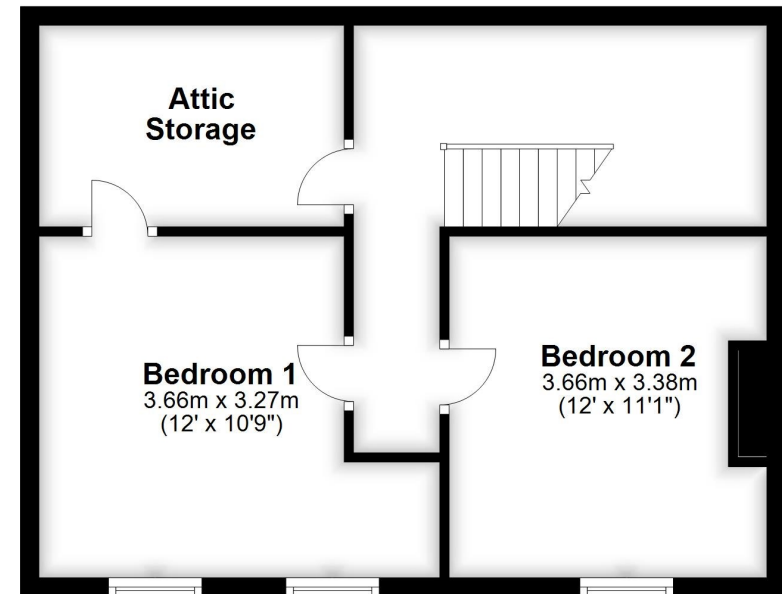
Ground Floor

Approx. 67.7 sq. metres (728.2 sq. feet)



First Floor

Approx. 45.6 sq. metres (490.5 sq. feet)



Total area: approx. 113.2 sq. metres (1218.8 sq. feet)

Floorplans are for guidance purposes only and should not be taken as accurate. Brightwells Ltd
Plan produced using PlanUp.

Viewing: Strictly through the agents:
Brightwells, 46 Bridge Street, Hereford HR4 9DG

property@brightwells.com | 01432 343800 | brightwells.com

These particulars are offered on the understanding that all negotiations are conducted through this Company. Neither these particulars, nor oral representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

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With Black
Mountain
views

