



DENEWOOD

CLODOCK | LONGTOWN | HEREFORD | HEREFORDSHIRE



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DENEWOOD IS AN ELEVATED FOUR BEDROOM DETACHED FAMILY HOME SITUATED ON A QUIET COUNTRY LANE SURROUNDED BY ITS OWN LAND AMOUNTING TO APPROXIMATELY 4.8 ACRES. WONDERFUL VIEWS TOWARDS THE BRECON BEACONS NATIONAL PARK CAN BE APPRECIATED FROM THE PROPERTY AND LAND. THE PROPERTY IS BURSTING WITH POTENTIAL AND REALLY IS A BEAUTIFUL RURAL PROPERTY PACKAGE.

- Beautiful four bedroom detached family home •
- Spectacular panoramic views towards the Brecon Beacons National Park •
- Spacious, versatile accommodation set across two floors •
 - In need of modernisation throughout •
 - Rural but accessible location •
- Established gardens, woodland, stream and sloping field amounting to circa 4.8 acres •
 - Fishing rights •
- Off road parking available for multiple vehicles •
- Within walking distance of the Cornwall Arms and St Clydawg's Church •
 - Offered for sale with no onward chain •

DISTANCES FROM DENEWOOD

Longtown 1.5 miles • Abergavenny 10.1 miles
Hay-on-Wye 12.9 miles • Hereford 17.1 miles • Monmouth 19.7 miles
Newport 28.2 miles • Gloucester 40.5 miles • Cardiff 48.3 miles
Bristol 48.7 miles • London 142 miles
Abergavenny Train Station 11 miles • Hereford Train Station 17.8 miles
Birmingham Airport 62.9 miles • Bristol Airport 70.9 miles
(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.



LOCATION & SITUATION

Denewood enjoys an excellent location surrounded by stunning Herefordshire countryside but boasting excellent links to the larger centres of Hereford / Newport / Cardiff / Bristol / London.

Situated along a quiet country lane the property can be accessed via a private driveway.

Clodock boasts the Cornwall Arms which is a Grade II listed village pub and St Clydawg's church which dates back to the 12th century. Longtown, which is the next village along, is home to The Crown Inn and Hopes of Longtown farm shop.

The market town of Abergavenny is just 10 miles from the property and is known as the Gateway to Wales. Abergavenny is blessed with scenic views, excellent road and rail links and a wide range of services and amenities. As a popular gateway town, Abergavenny offers easy access to both the Brecon Beacons and Black Mountains. With that you get endless opportunities for incredible walks amongst peaks such as Sugar Loaf, Skirrid and Bloreng. The town also plays host to several events throughout the year, including the world famous Abergavenny Food Festival alongside other attractions including the Vintage Steam Rally. Education within the town includes a number of well respected primary schools and a local King Henry VIII 3-19 school, which is currently being redeveloped to provide a state-of-the-art education establishment.

Hay-on-Wye, known locally as Hay, is a market town and community in Powys, Wales, in the historic county of Brecknockshire. With over twenty bookshops, it is often described as a "town of books"; it is both the National Book Town of Wales and the site of the annual Hay Festival.

The cathedral city of Hereford is just 17.1 miles to the north and boasts an excellent range of state and private primary and secondary schools and colleges including the renowned Hereford Cathedral School, Bishop of Hereford's Bluecoat School, The Steiner Academy Hereford and The Herefordshire and Ludlow College. Hereford offers a range of traditional shops and businesses and also offers the recently developed Old Market offering an extensive range of well-known shops, bars and restaurants and cinemas. For sport lovers Hereford is home to Hereford Rugby Club, Hereford Rowing Club, Hereford Racecourse and Hereford FC Football Club (previously Hereford United) who play at Edgar Street.

An abundance of tourism and recreational activities exist within Hereford and the wider region, especially within the beautiful Wye Valley which is only a stone's throw away. The Brecon Beacons National Park is located to the North of Abergavenny. Tintern Abbey, Raglan Castle, the Monmouthshire and Brecon Canal and Chepstow Castle are all easily accessible.



THE PROPERTY

Denewood offers an excellent opportunity to acquire an elevated four bedroom detached family home which is bursting with potential. Denewood itself is set within 4.8 acres, suitable for a variety of uses.

This detached family home is believed to have been built in the 1920's and has been owned by the same family for the past 30 years.

Step into the porch which offers access to the sitting / dining room, store room and cloakroom.

The sitting / dining room is spacious and boasts a wood burning stove set against a feature brick wall and sits proudly as the focal point in the room. Sliding doors provide access out to the recently laid side patio and access can be found to a 22'8" x 16'2" store room with limited head height. Stairs lead up to the first floor accommodation.

The kitchen / breakfast room has been thoughtfully positioned on the first floor to capture the stunning views on offer. Wooden base and wall units with laminate worktops can be found with integrated appliances to include fridge freezer, oven and dishwasher. A breakfast bar facing the superb views completes the space with French doors leading out to a large patio, perfect for al fresco dining.

From the kitchen you will find access to the four double bedrooms, family bathroom and W.C.

The principal bedroom is extremely spacious and benefits from en-suite facilities, a dressing area and fitted wardrobes.

OUTSIDE

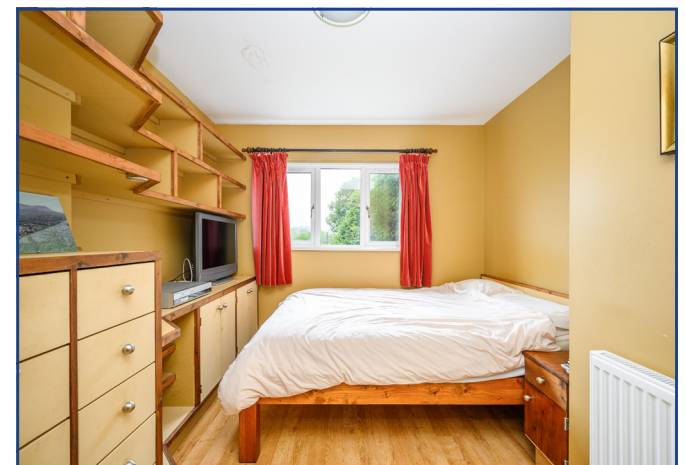
Denewood sits proudly amongst circa 4.8 acres of well-established lawned gardens, mature trees and hedging, stream, woodland and a sloping circa 2.3 acre field with vehicular access.

Surrounding Denewood there are plenty of seating areas to sit and admire the fantastic views on offer.

There is a large off-road parking area to the side of the property offering ample parking for multiple vehicles.

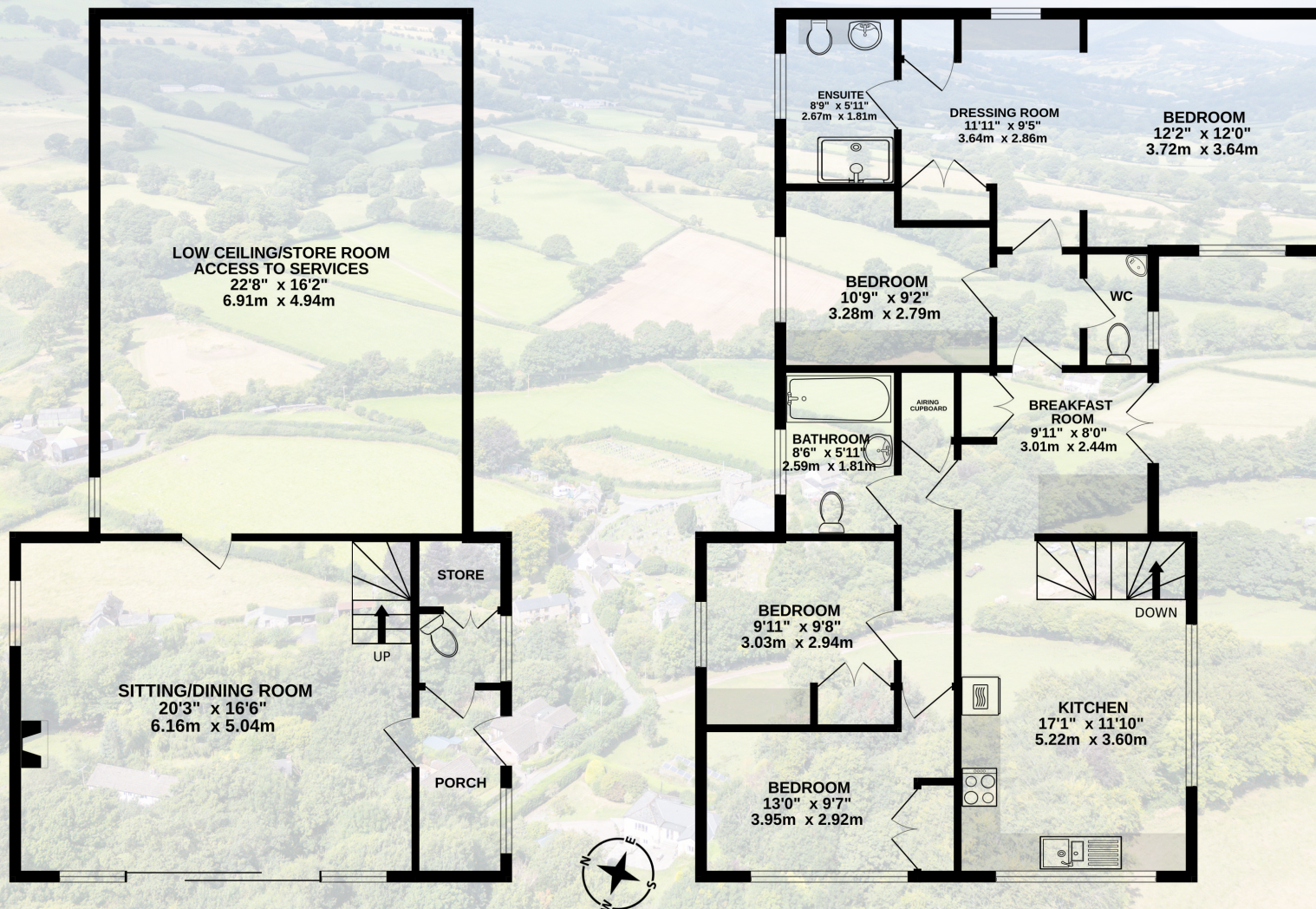
1.7 acres of magical woodland border the property and land with a purpose built wood store positioned towards the back of the plot and a stream running down the side.

Solar panels, owned by the current vendors, are positioned within the field provide electricity to the property and the national grid. The River Monnow runs along the bottom of the land and the property has fishing rights for the section that falls within the boundaries. A track and public footpath run through the field.



GROUND FLOOR
919 sq.ft. (85.4 sq.m.) approx.

1ST FLOOR
1026 sq.ft. (95.3 sq.m.) approx.



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TOTAL FLOOR AREA : 1945 sq.ft. (180.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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KEY INFORMATION

Services: Mains electricity, water, private drainage (septic tank) and oil fired central heating.

Tenure: Freehold

Wayleaves, Easements and Rights of Way: The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

Fixtures and Fittings: Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

Council Tax Band: F

Local Authority: Herefordshire County Council. Telephone: 01432 260000

Viewings: Strictly by appointment with the selling agents

Directions: From Abergavenny proceed on the A465 heading North for 6 miles. At the Old Pandy Inn and signposted Longtown turn left. Proceed on this road passing the Celtic Vale bottled water premises on your left. As you approach St Clydawg's Church turn right. Head over the stone bridge and the property will be found shortly after on your left.

Please note the Post Code will not take you to the exact address.

Postcode: HR2 OPD



ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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