



## UPPER GARN

CLODOCK | LONGTOWN | HEREFORDSHIRE





# UPPER GARN

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AN ATTRACTIVE BARN CONVERSION SET AMIDST 8.5 ACRES WITHIN A PRIVATE, ELEVATED POSITION BOASTING UNPARALLELED VIEWS OF ROLLING COUNTRYSIDE. UPPER GARN IS A SUPERB RURAL PACKAGE WITH GREAT EQUESTRIAN APPEAL. THE PROPERTY IS SITUATED IN A SEMI-RURAL BUT ACCESSIBLE LOCATION WITHIN THE SOUGHT AFTER VILLAGE OF CLODOCK WITHIN REACH OF NEARBY ABERGAVENNY, HAY-ON-WYE AND HEREFORD.

- Attractive three bedroom detached barn conversion •
  - Set within 8.5 acres consisting of gardens, woodland and two separate paddocks •
  - Breathtaking views of rolling Monmouthshire and Herefordshire countryside •
  - Double garage/workshop and stabling •
  - Positioned within arguably one of the best positions within the settlement of Clodock •
- Within close reach of Abergavenny, Hay-on-Wye and Hereford with good connections to major road networks connecting to the larger centres •

## DISTANCES FROM UPPER GARN

Longtown 2.1 miles • Abergavenny 10.7 miles  
Hay-on-Wye 13.5 miles • Hereford 17.6 miles  
Monmouth 19.7 miles • Newport 28.8 miles • Gloucester 41.9 miles •  
Cardiff 48.9 miles • Bristol 49.4 miles • London 153 miles  
Abergavenny Train Station 11.6 miles  
Hereford Train Station 18.4 miles  
Chepstow Train Station 32.8 miles  
Cardiff Airport 53.4 miles • Bristol Airport 60.3 miles  
Birmingham Airport 88.7 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

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

Clodock boasts the Cornewall 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

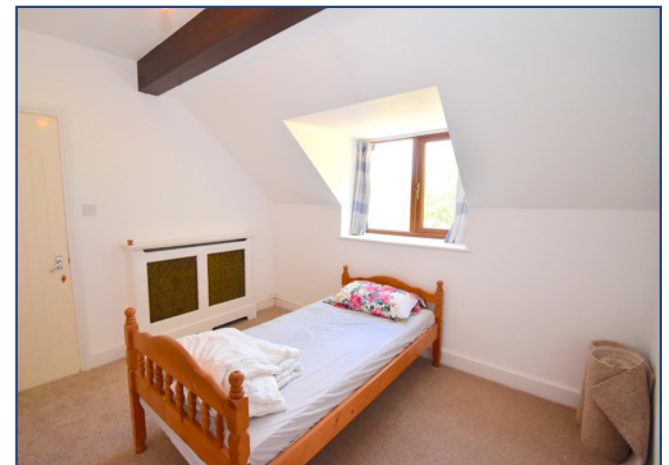
Upper Garn is an attractive three bedroom barn conversion which sits within a commanding and elevated position in Western Herefordshire with breathtaking views towards the Black Mountains. The property occupies arguably one of the best standalone positions within the settlement of Clodock.

Step inside the property via the entrance porch, a useful space for hanging coats and storing boots or shoes. The entrance porch gives access to an inner hallway which connects directly to the well equipped kitchen which has a range of base and wall fitted units, a range style cooker and electric cooker with induction hob.

The kitchen leads to a conservatory which makes a fantastic space for seating or dining whilst admiring the idyllic views of surrounding countryside which are truly breathtaking.

The sitting room occupies the entirety of the front of the barn and also incorporates a dining area. It features attractive exposed beams overhead and an inglenook fireplace with a wood burning stove. This is very much the heart of the home, double doors lead out onto a balcony which would be well utilised for al-fresco dining or outdoor seating on a summers day, the views that can be appreciated from here are a true showcase of the superb, commanding position of Upper Garn.

Stairs lead from the hallway located at the front of the property upstairs past a double height window which overlooks the front gardens. There are three well proportioned bedrooms which are served via a family bathroom, all of which benefit from a range of superb views. The principal bedroom is located at the front of the property and occupies the entirety of the width of the dwelling. Double doors lead out from the principal bedroom onto an elevated balcony area which enjoys further elevated, uninterrupted views.





OUTSIDE

Externally, the property sits within 8.5 acres which consists of gardens, woodland and two separate adjoining paddocks. Upper Garn is accessed via a driveway that leads directly from Hunthouse Lane to the property. The property benefits from extensive off road parking for multiple vehicles.

There is a useful double garage/workshop and two stable blocks with an attached utility room and tack room.

The lower paddock is fenced and measures approximately 4.5 acres, there is a useful field shelter that sits at the bottom of the paddock.

KEY INFORMATION

**Services:** Mains electricity, spring fed 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:** D


**Local Authority:** Herefordshire County Council.

**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 approximately 0.3 miles afterwards on the left, a for sale board will be erected at the bottom of the driveway with a slip attached with Upper Garn displayed on it.

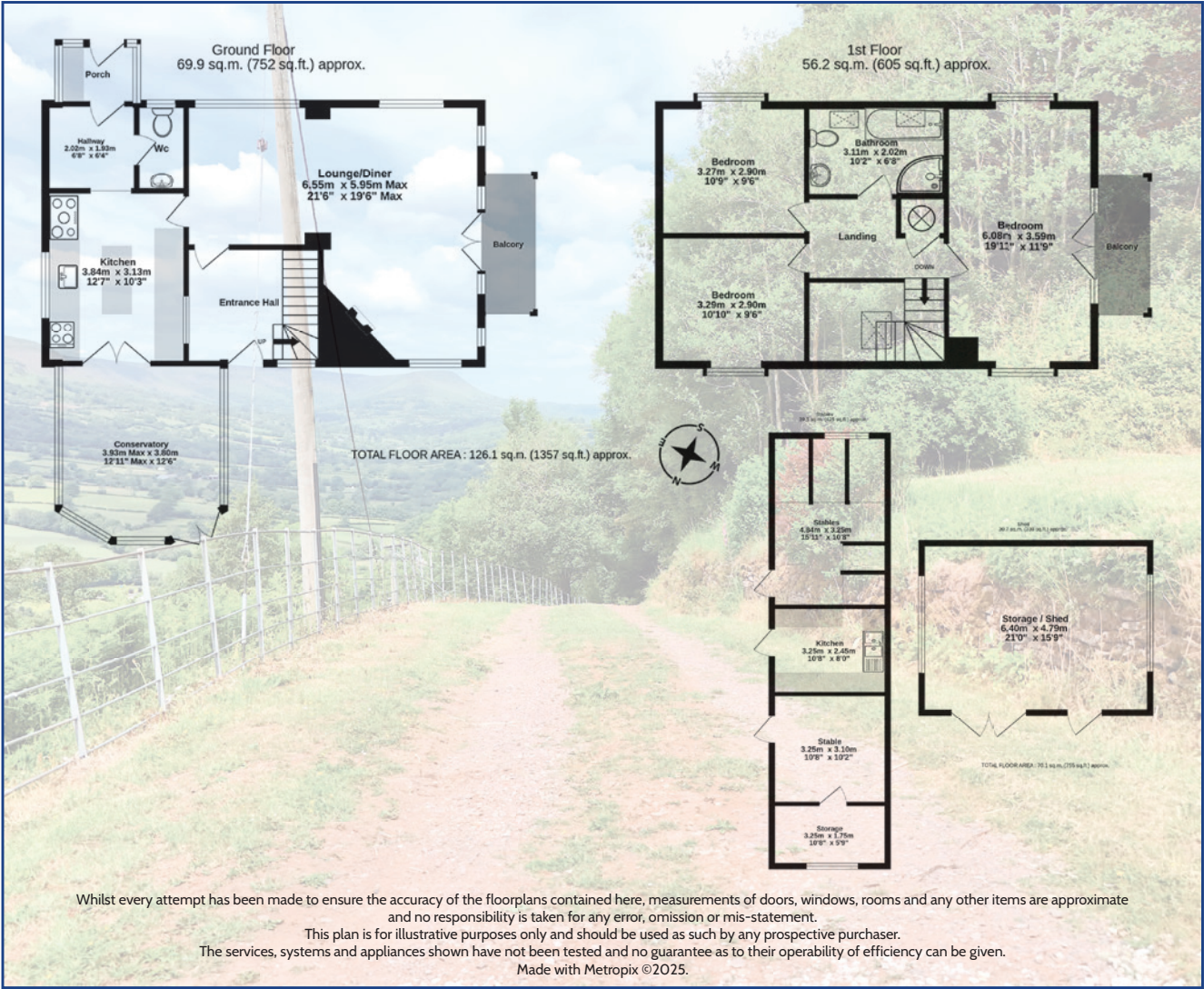
**Postcode:** HR2 OPE

**What3Words:**

 atoms.valued.civic

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		



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