



Ferns Barn  
Cayo Lane | Longtown | Herefordshire | HR2 0LD



# KEY FEATURES

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- Located on the fringe of the popular village of Longtown
- Former agricultural stone barn converted circa 2017
- Beautifully converted with much character and many features
- Sitting room with exposed timbers and wood burning Stove
- 3 bedrooms and 3 bath / shower rooms
- Just under half an acre of lawned garden with spectacular views
- Substantial detached double garage with pitched roof
- Circa 3 acres of land available by separate negotiation
- Peaceful and tranquil location
- Abergavenny 11 miles and Hereford 16 miles



# OVERVIEW

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Situated on the fringe of the historic village of Longtown which straddles the Herefordshire/Monmouthshire border, a popular community under the lee of the Black Mountains and Offa's Dyke. The village, which is centred on its Norman Castle enjoys the benefit of a school, a comprehensively stocked village shop/post office and a well respected public house. Conveniently located for access to Abergavenny and Hereford with the A465 within 15 minutes' drive linking to motorway networks and main line train stations.

Rarely do such delightful properties in this sought after location come onto the open market for sale, Ferns Barn offers the opportunity to enjoy a rural location overlooking the valley of the Olchon Brook with panoramic views across the valley to Hatterall Hill and down the upper Monnow Valley to the Skirrid mountain in the distance. Facing approximately South/South West the barn enjoys a bright and sunny location with a level garden of just under half an acre and the option of purchasing (by separate negotiation) the fields adjoining the garden, which amount to circa 3 acres.



# GROUND FLOOR

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The accommodation has been completed to a high standard providing excellent modern facilities yet retaining much of its inherent character featuring exposed timbers and roof trusses, original stonework and flagged floors.

A front door leads to the entrance hall giving access to a well fitted utility room and onwards to ground floor bathroom/wet room, stairs to bedroom 3. A comfortable sitting room with wood burning stove, French doors opening onto a flagged terrace with the lawned gardens beyond. Stairs lead to bedroom 2 and steps down to: a modern kitchen fitted with a range of cupboards and worksurfaces over, a useful pantry and door to terrace and gardens. The principal bedroom, with an en-suite shower room is located on the ground floor, a feature of this bedroom is the picture window flooding the room with light.











# FIRST FLOOR

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Located on the first floor are two bedrooms, one with an en-suite shower room and the other accessed via a separate staircase.



# OUTSIDE

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Located off a country lane, via double timber gates which open onto an extensive gravelled driveway with ample parking. A detached, pitched roof double garage provides ideal storage space and could, subject to any necessary planning consents, be converted to provide an office/studio on the first floor. The gardens adjoin an elevated stone flagged terrace, are predominately laid to lawn and offer the opportunity for further planting/landscaping. The views from the garden are quite spectacular making this a perfect peaceful location to enjoy leisure time.







# LOCAL AREA

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Nestling in the foothills of the Black Mountains, the sought after village of Longtown is steeped in history and has a number of interesting and historic buildings including a ruined castle. The village is bordered by beautiful countryside with access to Offas Dyke and Monnow Valley long distance paths. Longtown has a primary school which falls within the catchment area of the well regarded Fairfield Secondary School in Peterchurch, the village also offers a village hall, an award winning village store/post office which provides local products, fresh fruits and vegetables and a country pub which is also within walking distance and serves pub lunches and evening meals. The larger village of Ewyas Harold is just 5 miles where a wider range of amenities include: post office, doctors, dentist, public houses, butchers shop, fish and chip shop, veterinary surgery, places of worship and primary school. Circa 10 miles north east of Abergavenny and 14 miles south west of Hereford on the eastern edge of the Black Mountains, part of the Brecon Beacons / Bannau Brycheiniog National Park.

**Directions:** From Abergavenny take the A465 north towards Hereford. At Pandy turn left at the Old Pandy Inn signposted Longtown and follow this road for several miles passing through Clodock. Upon reaching the village of Longtown, continue through the village, take the left turning after Longtown Village Hall signposted Cayo Lane, Ferns Barn will be found on the left hand side.

**What 3 words:** space.waving.geologist

# INFORMATION

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**Asking Price:** Offers in Excess of £750,000

**Local Authority:** Herefordshire Council

**Council Tax Band:** E

**EPC Rating:** C

**Tenure:** Freehold

**Services:** Mains water and electricity. Air source heat pump for central heating. Private sewerage treatment plant.

**Broadband:**

Standard and superfast broadband available subject to providers terms and conditions. Please make your own enquiries via: <https://www.openreach.com/fibre-broadband>

**Mobile:** EE, (Voice, Not Data) Three, O2 and Vodaphone Indoors and EE, Three, O2 and Vodaphone Outdoors). Please make your own enquiries via: [https:// checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

**Covenants:** Ferns Barn forms part of title HE13841. Fine & Country are not aware of any onerous covenants relating to the barn or the curtilage of the property.

**Agent's Notes:** Not all of the land shown in the aerial photographs is owned by Ferns Barn.

**Land by Separate Negotiation:** There are two fields adjoining the boundary of the garden which are available either individually or together by separate negotiation. One field measures approximately 1.7 acres (shown as Lot 1 on the illustrative map) the other 1.2 acres shown as Lot 2. These fields currently form part of a grazing agreement which expires in May 2024. Please note there is a footpath across the fields. Lot 1 is available by separate negotiation for £35,000 and Lot 2 is available by separate negotiation for £25,000. Further information is available from the agent.

**Fixtures and Fittings:** Unless specifically described in these particulars, all fixtures and fittings are excluded from the sale though may be available by separate negotiation.

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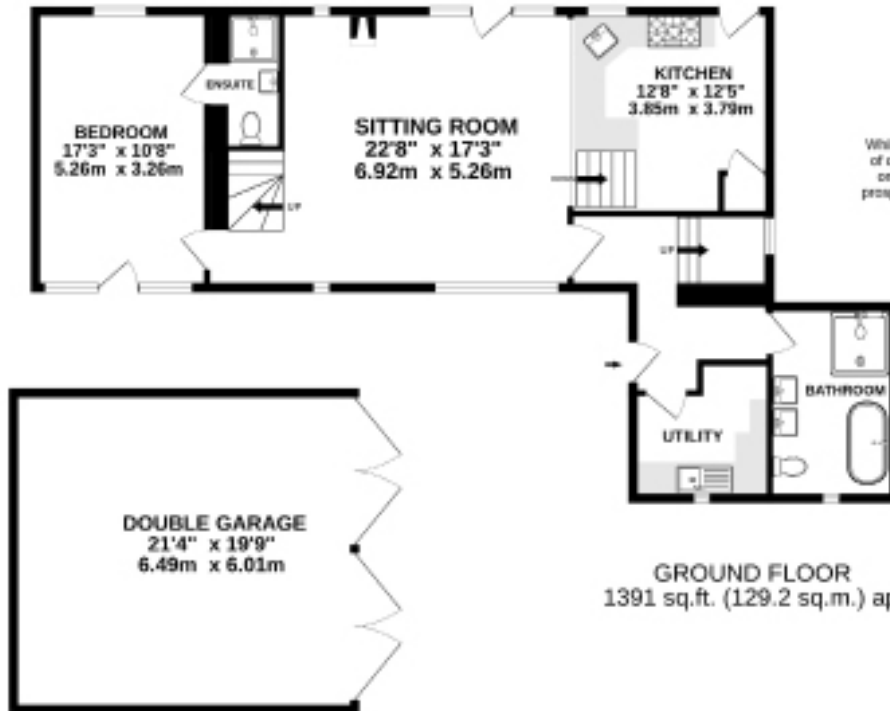
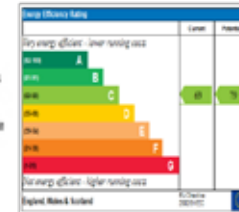
**1ST FLOOR**  
419 sq.ft. (38.9 sq.m.) approx.



FERNS BARN, CAYO LANE, LONGTOWN, HR2 0LD

TOTAL FLOOR AREA : 1810 sq.ft. (168.2 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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**GROUND FLOOR**  
1391 sq.ft. (129.2 sq.m.) approx.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed. 30.1.2023

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# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things  
that make a home*



## BEN WATKINS

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Ben started his career in lettings before transferring over to property sales when he was asked to head up an office in Monmouthshire. As a business, we pride ourselves on the quality of our marketing, our attention to detail, passion for customer service and our experience not only to find a buyer for a property but to see the transaction through to completion. Estate Agency is a changing world, we are very forward thinking, embrace change and strive to be ahead of the curve. Being part of Fine & Country offers the best of both worlds – a global company with outstanding marketing and social media presence combined with intimate knowledge of the local area and a showroom situated in a prime location in Abergavenny. Outside of the business, my leisure time is spent running up a local mountain, in the gym or enjoying outdoor activities with my two young children.



## HEATHER COOK

PARTNER MNAEA AssocRICS

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Heather started her estate agency career in the 1990s. In 2004 Heather joined an estate agency in Abergavenny which held the Fine & Country Licence for the Abergavenny and Crickhowell area. Within a short space of time, Heather purchased her business Partner's shares and she and her team have grown the brand over the past 18 years. Heather is passionate about the business and enjoys working with sellers and buyers from the very beginning of their journey until the keys are finally handed over. Heather loves property.... whether a beautiful period townhouse, a contemporary home or a rural property with land. Heather enjoys the outdoors, walking her dogs through the beautiful countryside of the Brecon Beacons National Park and also, practicing yoga, going open water swimming and more recently, learning to paddleboard.

THE FINE & COUNTRY  
FOUNDATION



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