



**TREDICUS FARM**  
**LONGTOWN, HEREFORDSHIRE, HR2 0NS**



# TREDICUS FARM

LONGTOWN, HEREFORDSHIRE, HR2 0NS

**AVAILABLE AS A WHOLE OR IN FIVE INDIVIDUAL LOTS**

Hay-On-Wye 11 miles • Abergavenny 12 miles • Hereford 18 miles

Located at the foothills of the Black Mountains and on the border between England and Wales, Tredicus Farm is an upland smallholding comprising a traditional stone-built farmhouse, useful range of stone outbuildings and approximately 61 acres of pasture land and woodland.

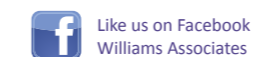
**FOR SALE BY PRIVATE TREATY**



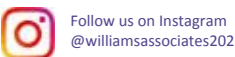
CHARTERED SURVEYORS - ESTATE & LAND AGENTS - AUCTIONEERS VALUERS

The Old School, The Bryn, Penpergwm, Abergavenny, Monmouthshire. NP7 9AH

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## TREDICUS FARM LONGTOWN, HEREFORDSHIRE, HR2 0NS

Tredicus Farm is situated at the foothills of the Black Mountains in a secluded and quiet position on the Monmouthshire Herefordshire border. With far reaching countryside views, the property is accessed from Mountain Road.

Located on the outskirts of the popular rural village, amenities within Longtown include a Primary School (achieving a "Good" Ofsted report in April 2024), thriving Local Shop and Post Office, Public House and Outdoor Learning Centre. The imposing Hatterall Ridge is located approximately one mile to the West of Longtown where the border between England and Wales meets with the renowned Offa's Dyke Path offering extensive hillwalking routes. Located within a short 20 minute drive is the well-known market town of Hay-On-Wye, which hosts the world famous Hay Festival.

The property is available as a whole or in five individual lots:-

### LOT 1

Tredicus Farmhouse is an appealing three bedroom farmhouse which benefits from excellent views across Monmouthshire and Herefordshire countryside. The farmhouse is of traditional stone construction and would benefit from some updating and modernisation. An adjoining stone barn provides an exciting opportunity to extend the current living accommodation (subject to obtaining the necessary Planning Consents).



The accommodation in full:-

### Porch

Wood panel door opens to a naturally lit porch area with original flagstone flooring. Further wood panel door leads to hallway.

### Living Room

Generous size living area with single glazed window to front elevation. Feature wood burning stove set-in brick surround. Attractive feature oak beams to ceiling. Enclosed staircase leads to the first floor. Radiator.

### Dining Room

Generous size dining room with single glazed window to front elevation. Feature wood burning stove. Radiator.

### Kitchen

Wood panel door opens from dining room leading to kitchen with a good selection of high gloss cream wall and base units with complimentary solid oak worktop over. Two single glazed wooden frame windows provide an abundance of natural light. Storage cupboard housing the water tank. Appliances include; under counter fridge, dishwasher and free-standing electric oven. Wood panel door leads to rear garden.

### Bathroom

Ground floor bathroom situated to the rear of the property with modern white suite comprising; "P" shape bath with low level wc and wash hand basin. Single glazed window to rear elevation. Radiator.

### Utility Room

Oak panel door opens from bathroom to utility area with worktop. Space and plumbing for washing machine. Floor mounted oil boiler. Two single glazed windows.

### Bedroom 1

Primary double size bedroom with built in storage cupboards. Single glazed window to the front elevation provides generous natural light. Feature oak beams to ceilings. Radiator.

### Bedroom 2

Double size bedroom. Single glazed window to the front elevation. Feature oak beams to ceiling. Radiator.

### Bedroom 3

Double size bedroom. Single glazed window to the front elevation. Feature oak beams to ceiling. Radiator.

Outside, the property is accessed via a long driveway with ample parking for several vehicles and lawned gardens to the side and rear.

### Outbuildings

There are a range of traditional stone buildings opposite and adjoining the farmhouse, suitable for future residential/recreational development, subject to obtaining the necessary Planning Consents.

### Land

Immediately surrounding the farmhouse and buildings are approximately 17 acres of pasture land and woodland which have historically been used for livestock grazing.

### LOT 2

Opposite the homestead is approximately 15.03 acres of productive pasture land with some woodland. Enjoying direct access off "Turnant Mountain Road", the land has historically been used for mowing/fodder production purposes.

### LOT 3

A separate block of land extending to 6.15 acres.



### LOT 4

A useful block of land extending to approximately 20.71 acres of pasture land and woodland with access directly off Mountain Road.



### LOT 5

A small parcel extending to approximately 2.15 acres of pasture land. There is a house ruin on part of the land which could provide potential redevelopment (subject to obtaining the necessary Planning Consents).



## TREDICUS HOUSE

Ground Floor  
89.5 sq.m. (748 sq.ft.) approx.



1st Floor  
48.6 sq.m. (523 sq.ft.) approx.

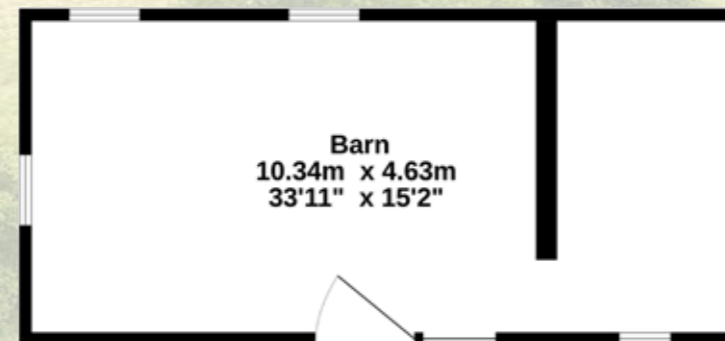


TOTAL FLOOR AREA: 118.1 sq.m. (1271 sq.ft.) approx.

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. Made with Metropix ©2024

## BARN

Ground Floor  
45.7 sq.m. (492 sq.ft.) approx.



TOTAL FLOOR AREA: 45.7 sq.m. (492 sq.ft.) approx.

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## DIRECTIONS

Sat Nav: HR2 0NS

 what3words  
overgrown.lunge.piled

## METHOD OF SALE

The property will be sold by Private Treaty.

## TENURE

Freehold with vacant possession on completion.

## SERVICES

We are advised the property benefits from mains electric and septic tank drainage. The house and land benefit from a natural spring water supply.

## FIXTURES AND FITTINGS

All fixtures and fittings are excluded from the sale unless specifically referred to in the sales particulars.

## COUNCIL TAX

Band C

## ENERGY PERFORMANCE CERTIFICATES (EPC)

E

## VIEWINGS

Strictly by appointment only through the sole selling Agents.

## IMPORTANT NOTICE

These particulars have been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves, by inspection or otherwise, regarding the items mentioned below and as to the contents of these particulars. If any points are particularly relevant to your interest in the property please ask for further information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. It should not be assumed that any contents/furnishings/furniture etc. photographed are included in the sale, not that the property remains as displayed in the photograph(s). No assumption is made with regard to parts of the property that have not been photographed. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are NOT precise. Purchasers must rely on their own enquiries. It should not be assumed that the property has all the necessary planning, building regulations, or other consents. Where any reference is made to planning permission, or potential uses, such information is given in good faith. The information in these particulars do not form part of an offer or contract and neither the Agents or their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

## LOCAL AND PLANNING AUTHORITY

Herefordshire Council  
Plough Lane, Hereford, HR4 0LE  
Tel: 01432 260000

## HEALTH & SAFETY

Neither the seller nor the selling Agents are responsible for the safety of those viewing the property and accordingly, all individuals do so at their own risk.

## WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The access road to the property is shared with the adjoining residential property. The property is sold subject to, and with the benefit of, all existing rights of way, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves or masts, pylons, stays, cables, drains and water, gas or other pipes, whether referred to in the general remarks and stipulations or particulars of sale or not, and to the provisions of any planning scheme of County or Local Authorities.

## BOUNDARIES, PLANS, AREA AND SCHEDULE

The purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor, nor the Vendor's Agent, will be responsible to define all the boundaries or the ownership thereof. Should any dispute arise as to the boundaries, or any points on the particulars or plans, or its interpretation of them, the questions shall be referred to the Vendor's Agent whose decision acting as experts will be final.

## PLANS, AREA AND SCHEDULE

The property is registered at HM Land Registry. These are based upon Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied themselves as to the description of the property. Any error or misstatement shall not annul a sale or entitle any party to compensation in respect thereof.

## COMMON GRAZING RIGHTS

The holding benefits from Common Grazing Rights. Further details available from the selling agents.

## MONEY LAUNDERING

We are required by Law to verify the identity and address of everyone who offers, bids or buys property.

Please provide the following documentation with your offer:-

1. Photo ID e.g. Passport or Driving Licence
2. Residency ID e.g. current Utility Bill

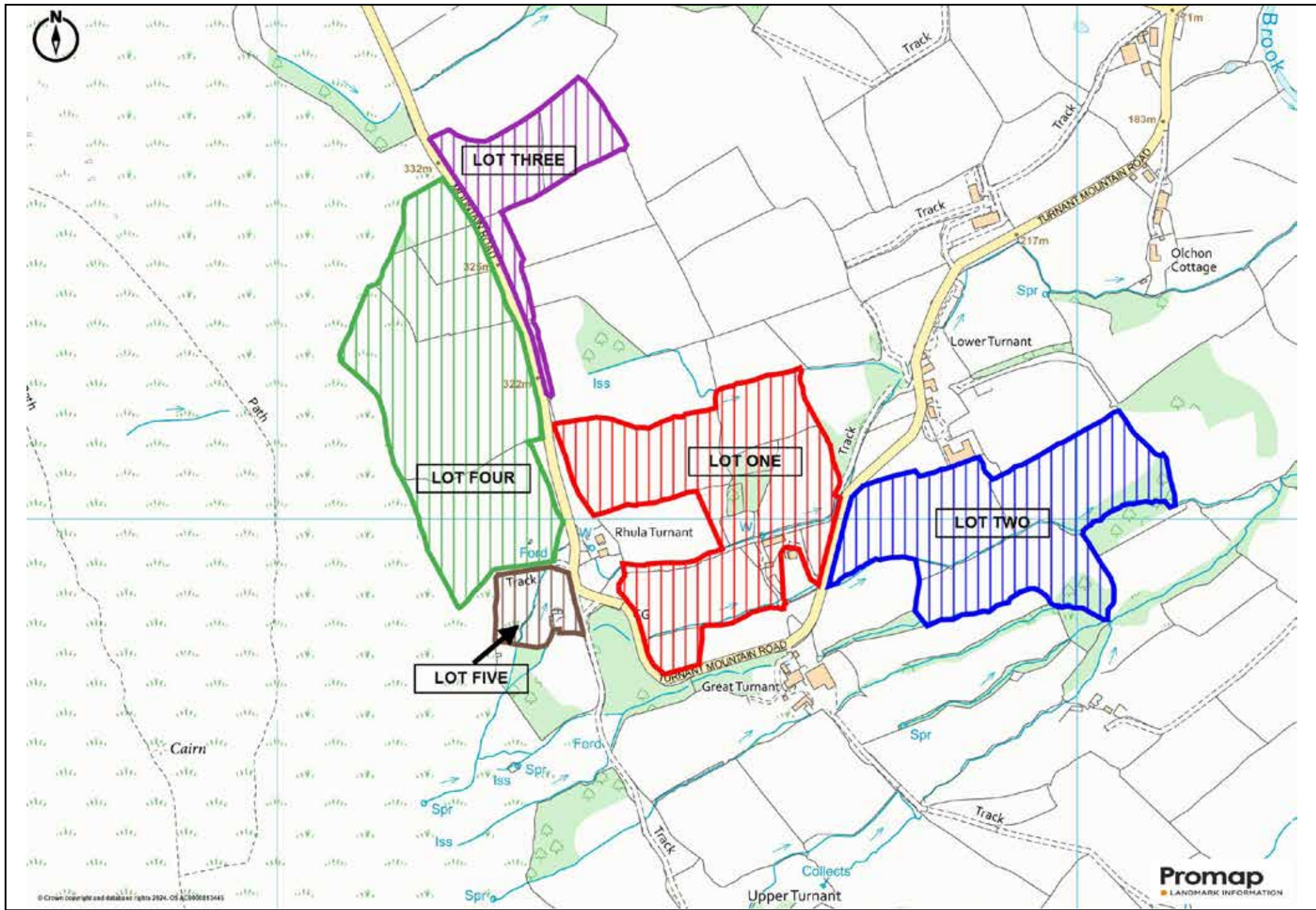
## SOLE SELLING AGENTS

Williams Associates Chartered Surveyors  
The Old School, The Bryn, Penpergwm,  
Abergavenny, Monmouthshire, NP7 9AH.

Tel: 01873 840726

Email: [info@williamsassociates.org.uk](mailto:info@williamsassociates.org.uk)

Contact: Stephen Williams, Eifion Morgan  
or Sally Bigley.



LOT THREE

LOT FOUR

LOT ONE

LOT TWO

LOT FIVE