



THE OAKS  
Craswall, HR2 0PN



**The Oaks**  
**Craswall**  
**Herefordshire**  
**HR2 0PN**

Beautifully situated with spectacular views on the edge of the Black Mountains, a very attractive and practical smallholding comprising a traditional stone detached cottage, large multi-purpose barn and just under 8 acres of land.

Guide Price £745,000

#### **Situation and Description**

Lying in an area of outstanding natural beauty close to the Black Hill and on the edge of the Brecon Beacons National Park, The Oaks is set well away from the hustle and bustle of modern life. Although tucked away, the property is still within easy reach of the very popular rural village of Longtown (4.5 miles), which has an award-winning shop and post office as well as a public house, village hall, primary school and castle. Craswall itself has a very popular pub and the larger village of Ewyas Harold (8 miles) is also easily accessible and offers a further range of facilities such as a doctors' surgery, veterinary practice and dentist, along with the neighbouring village Peterchurch (7.5 miles) which has a primary school, outstanding secondary school, pub, restaurant and doctors' surgery. The A465 offers easy access to the cathedral city of Hereford (17.2 miles), the market towns of Abergavenny (15.4 miles) and Monmouth (23 miles). To the west lies Hay on Wye (11.6 miles) which provides a gateway to the Black Mountains and also hosts a world-renowned literary festival.

Offering both rural charm and practicality 'The Oaks' provides scope for a variety of uses with an excellent range of outbuildings offering storage and workshop space as well as covered areas for stock or horses. The cottage is very comfortable having been modernised to include double glazing and central heating, whilst still retaining much of its original character. Outside there are attractive gardens along with gently sloping pastureland ideal for a small head of stock, or equestrian use.

On arrival, a front door leads into a good-sized hallway and then a large kitchen/breakfast room which has a modern flagged floor, vaulted ceiling with oil fired Rayburn and bread oven to one side. As the main hub of the house the kitchen includes a range of fitted units with wooden working surfaces above, as well as a deep fill sink. A separate living room has plenty of character with wooden panelling, stone walling and an inset solid fuel Rayburn. A door then leads into a sitting room with plenty of character including an open fireplace. At the rear of the cottage there is a well-appointed bathroom and a utility room which has all the usual space for appliances.

From a rear hallway a staircase then leads up to two very comfortable double bedrooms both with vaulted ceilings and exposed timbering with one having an ensuite shower room.

#### **Outside**

The Oaks is approached from a council maintained no through road by its own driveway which leads down to a large parking and turning area. From here access can be gained to an excellent steel framed barn (63' x 43') with power and lighting, water and doors to the front, side and rear. A useful stone workshop/tack room has a stable door to the front and a separate garage provides further enclosed space and a separate wood store.

The gardens then lie to the front, side and rear of the cottage and are laid to lawn with raised beds, a stone patio and vegetable section. The land is then divided into six enclosures which encircles the property ideal for keeping a small head of stock or for equestrian use with access to outriding close by. The land and outbuildings create a great deal of versatility as well as offering considerable space and privacy.

#### **Services and Considerations**

Mains electricity, private spring water, private drainage and oil-fired heating with an external boiler.

Tenure Freehold

Council Tax Rating D

EPC Rating F 34/92

Mobile phone coverage 4G

Broadband Superfast Fibre

#### **Rights of Way**

Please note a public footpath crosses part of the land.

It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. These and any matters relating to Rights of Way should be checked with your Solicitor or Surveyor.

Prospective purchasers: Upon submitting an offer, we will require by law, proof of ID for all buyers. A picture ID and a separate address ID together with proof of funding.







The main hub of the house - large kitchen/breakfast room leading through to the living room





Sitting room with plenty of character / Utility Room and well appointed bathroom



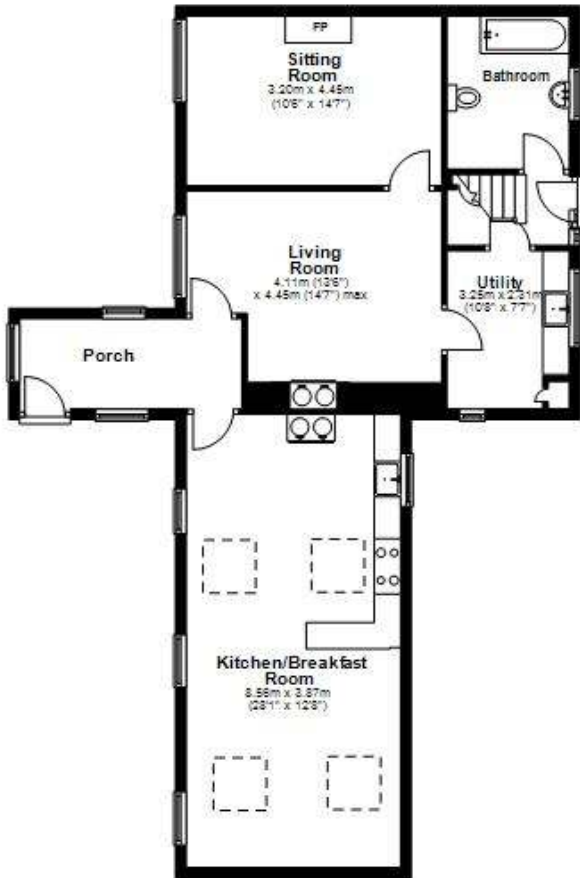


Two very comfortable double bedrooms with one having an en suite shower room



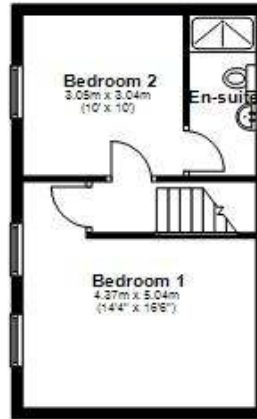


**Ground Floor**  
Approx. 61.2 sq. metres (672.9 sq. feet)



Total area: approx. 117.7 sq. metres (1266.5 sq. feet)  
Plans created by Brookes Bliss Ltd - Plans are not to be assumed as accurate and are not to scale.  
Plan produced using PlanUp.

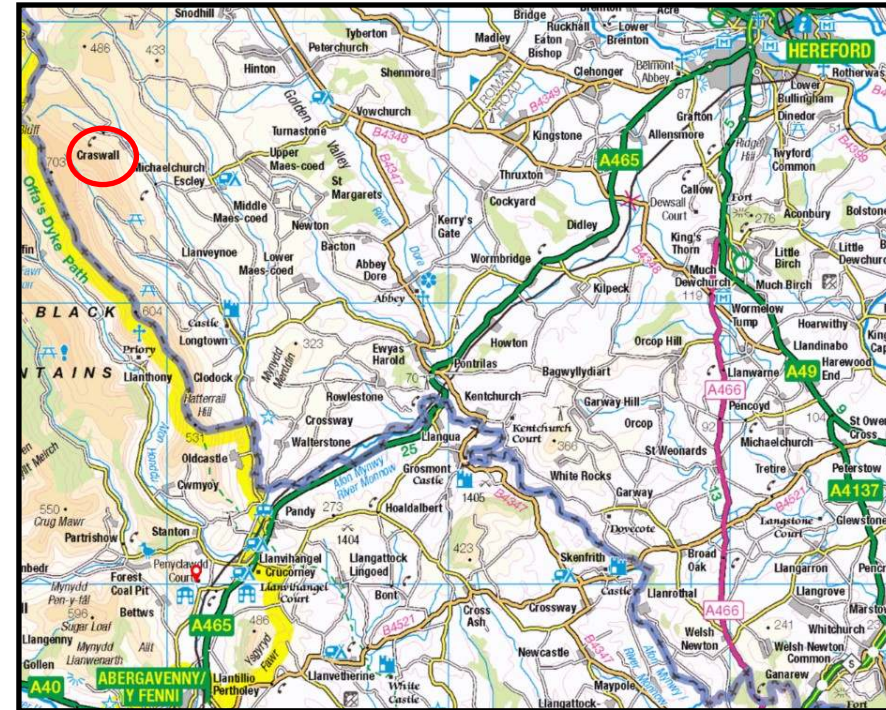
**First Floor**  
Approx. 38.5 sq. metres (417.0 sq. feet)



**Directions**

**///wonderful.balance.hopes**

Leave Hereford on the A465 towards Abergavenny and follow for about 4 miles. At Lock's Garage, turn right onto the B4348 and follow the road for approximately 7 miles. At Vowchurch turn left. After approximately 3.5 miles turn left followed shortly by a right turn. Follow the road for approximately 2 miles and turn right at the T-junction. After 1/2 mile turn left onto Hill Road. After approximately 1/2 mile turn left into The Oaks.



46 Bridge Street, Hereford, Herefordshire HR4 9DG

Tel: 01432 343800

sales@brookesbliss.co.uk

brookesbliss.co.uk



# Brookes Bliss

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.



