



# THE GOODS

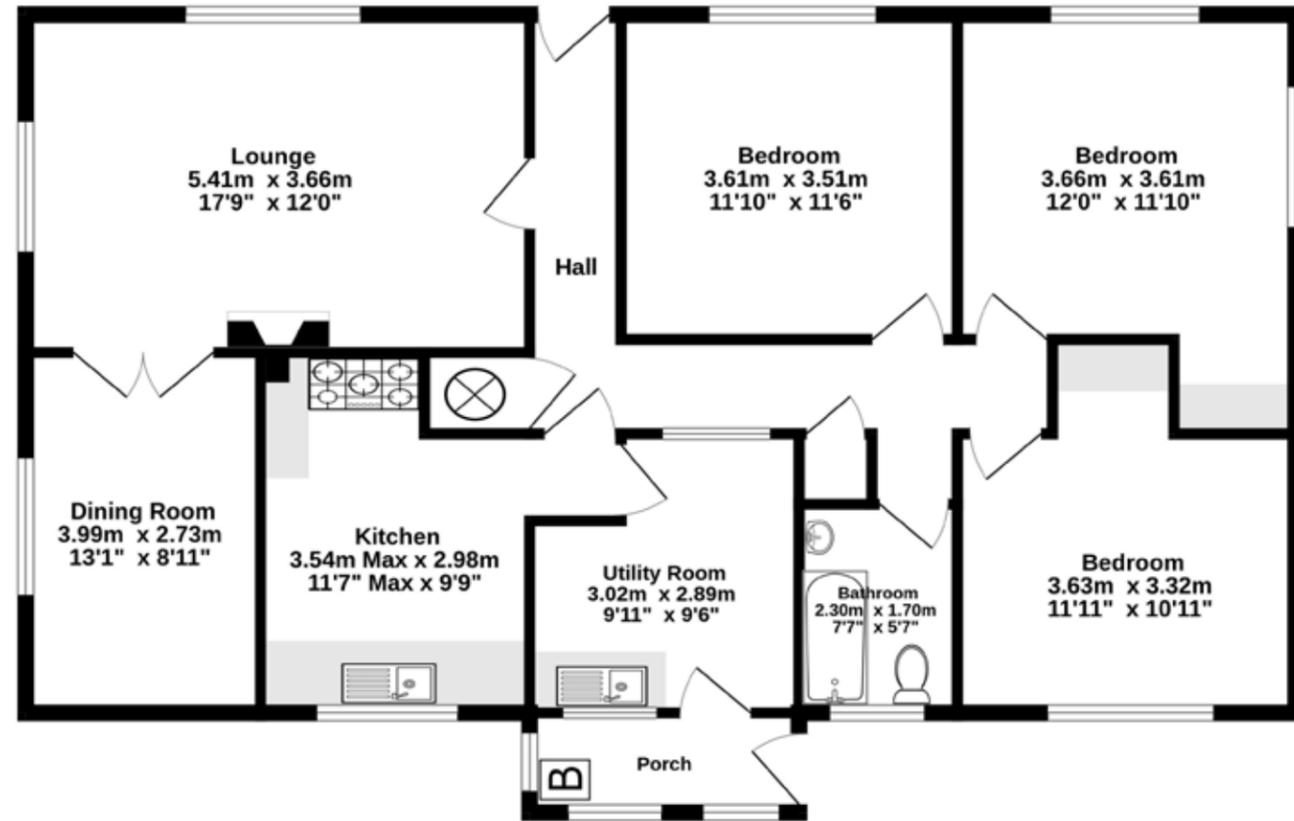
Craswall, Herefordshire HR2 0PP



**WATKINS RURAL**

Chartered Surveyors & Agricultural Valuers

Ground Floor  
105.4 sq.m. (1134 sq.ft.) approx.



TOTAL FLOOR AREA: 105.4 sq.m. (1134 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.  
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## THE GOODS

Craswall  
Herefordshire  
HR2 0PP

Guide Price:  
Offers in the region of  
£600,000

- Three bedroom detached bungalow
- Traditional stone barn with potential for conversion (STPP)
- Various outbuildings
- Set in 1.83 acres of gardens and grounds
- Glorious panoramic views over the Black Mountains



## SITUATION

The Goods is set in a tranquil location with the Black Mountains, approximately 4.6 miles north of the popular village of Longtown, 8.7 miles south east of the famous market town of Hay on Wye, and 15.7 miles west of the City of Hereford. There is a private driveway off Ty Cradoc Shawls accessing only the property. The property enjoys stunning views from its elevated position over the Cats Back and Black Hill to the South.

## DESCRIPTION

The Goods extends to a three-bedroom detached bungalow, including 1.83 acres of garden and land. The property has been in the family for a very long time, and this is the first time it has been entered onto the open market. There is simply an abundance of potential with this property, all whilst enjoying the most enviable views.

The bungalow offers spacious living accommodation and three well sized double bedrooms. It has been let out residentially for a number of years but is now vacant with the last tenant vacating in March 2025. It is a lovely offering with the dining room and lounge in particular enjoying fantastic views.

The Goods sits on an area of approximately 1.83 acres, of which the house, garden, outbuildings and barn sit on 0.47 acres with the remaining 1.36 acres in various grass paddocks.



## ACCOMMODATION – THE GOODS

### Porch

Rear entrance to the property, with glazing on east and south elevation, door into utility room

### Utility Room

Useful utility room with stainless steel double draining sink, and sufficient space for white goods, door to:

### Kitchen

Window into rear garden, tiled floor, typical range of modern base and wall units, electric cooker and Rayburn.

### Dining Room

Window to south with double glazed doors to:

### Lounge

Woodburning stove in fireplace, and dual aspect windows to south and west of the property.

### Hall

Useful airy space with UPVC glazed front door, and airing cupboard.

### Bedroom 1

Double bedroom with window to front of property.

### Bedroom 2

Double bedroom with window to front and side of property.

### Bedroom 3

Double bedroom with window to rear of property.

### Bathroom

Bath with shower over, WC, pedestal wash hand basin.



## OUTSIDE

### Outbuildings

The property has a range of small outbuildings; a double garage, outside WC, and a stone and corrugated iron storage building with a kennelling area to the front. In addition, there is a traditional stone barn and adjoining lean-to which offers a great deal of potential.

### Gardens & Grounds

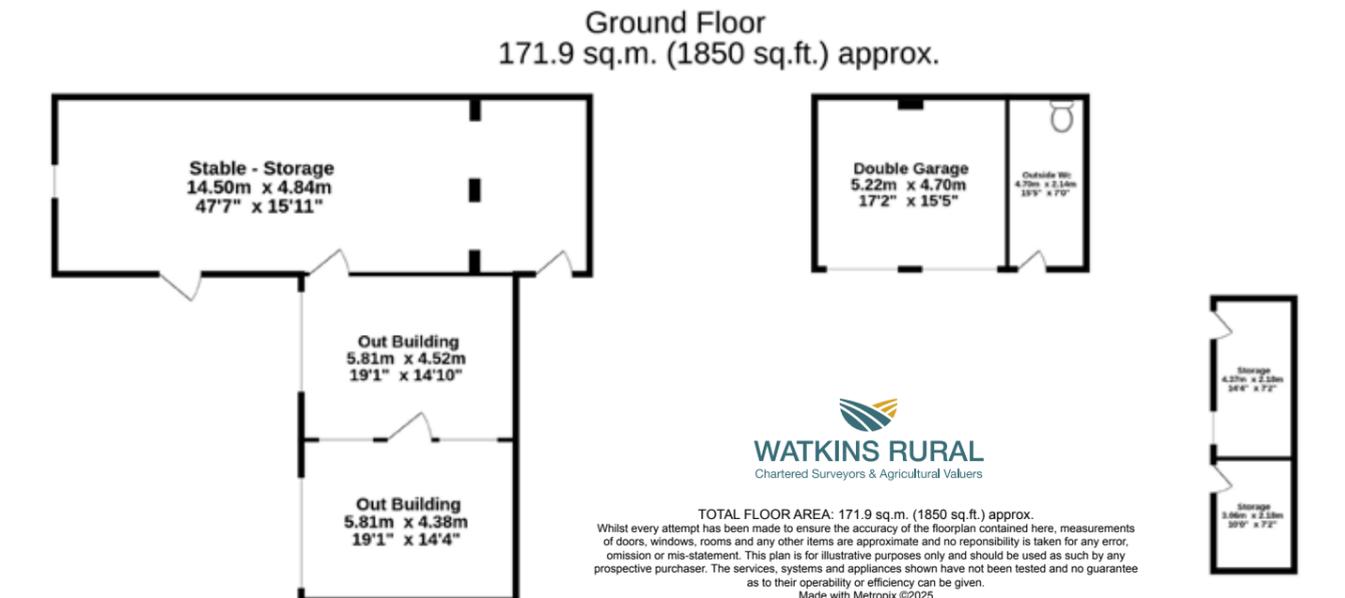
The property sits on circa 0.47 acres of grounds including garden.

### Land

There is 1.36 acres included with this property which is split into grassland paddocks.

### Stone Barn

There is a lovely stone barn included within the sale, which has been maintained in exceptional order, with fantastic stone walls typical of the local style, with beautiful oak beams under a corrugated iron roof. Adjoining this is a single storey stone stable with original features, also under a corrugated iron roof, with a concrete floor. This building is not listed and offers huge potential for conversion to residential or other alternative use subject to obtaining the necessary consents.



## ACCESS

The property has an established entrance from the roadside, and a private drive serving both the bungalow and the barn, this will be included in the sale. The vendor will reserve a right of way to cross the driveway to maintain access to their adjacent field.

## SERVICES

The house has mains electricity, oil central heating, septic tank drainage and a private water supply via a borehole. The borehole is located adjacent to the bungalow and is clearly marked, this will be included in the sale. The borehole only serves the bungalow and no field tanks or other properties.

## PLANNING CONSIDERATIONS

For the avoidance of doubt the bungalow is not subject to an agricultural occupancy condition.

The Barn is not listed, and no formal exploration of planning potential has ever been undertaken so it is not subject to any previously refused applications. Therefore, it offers a truly blank canvas.

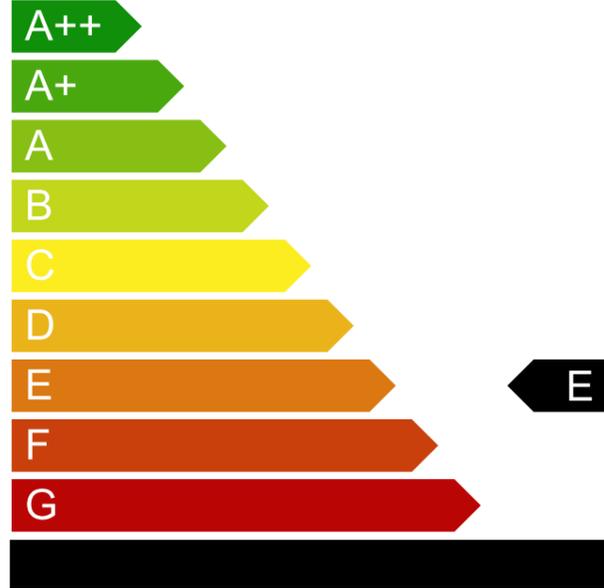
## TENURE

Freehold with vacant possession upon completion of sale.

## EPC

EPC Rating: E

Energy performance certificate (EPC)	
Goods Farm Bungalow Craswall HEREFORD HR2 0PP	Energy rating <b>E</b>
Valid until:	16 April 2035
Certificate number:	5308-6905-7002-1594-0702



## COUNCIL TAX

Council Tax Band: D

## DIRECTIONS

From Hereford, proceed towards Vowchurch, turning left off the B4348 signposted Michaelchurch Escley, follow this road for approximately 4 miles, until you reach the cross roads in the village of Michaelchurch Escley. At the cross roads, turn right, and take the following left sign posted Craswall, proceed on this road for 0.8 miles until you reach a sharp corner, with the access for Ty Shawls Farm forming a crossroads, turn left onto Ty Cradoc Shawls for 0.1 miles and the property is on your right hand side, indicated by the Agent's "For Sale" board.



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## MONEY LAUNDERING REGULATIONS

To comply with money laundering regulations prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your co-operation in order that there is no delay in agreeing the sale.

## WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves, and rights of way both declared and undeclared.

## LOCAL AUTHORITIES & PUBLIC UTILITIES

### Herefordshire Council

Plough Lane,  
Hereford, HR4 0LE

### Welsh Water Dwr Cymru

Pentwyn Road, Nelson, Treharris,  
Mid Glamorgan, CF46 6LY

### National Grid

Vincent Carey Road,  
Hereford, HR2 6LB

## SITE PLANS

The plans included in the sale particulars are for identification purposes only and may have been reduced in scale to assist with printing.

## HEALTH & SAFETY NOTICE

Prospective Purchasers should take all necessary care when making an inspection including wearing suitable clothing. Viewings are taken solely at the risk of those who view and neither the Agents nor the owners of the property take responsibility for any injury however caused. The Agents advise particular care is taken when inspecting the Barn due to low doorframes.

## VIEWINGS

Strictly by appointment with the Agent.

### Ellie Watkins of Watkins Rural

Tel: 01981 792987

Mobile: 07528 313013

Email: ellie@watkinsrural.co.uk

## IMPORTANT NOTICE

Watkins Rural for themselves as Agents, and for the Vendor of this property, give notice that: i) These particulars are not an offer or Contract, nor part of one ii) They are intended to give a fair description of the property, but The Agents nor the Vendor accept responsibility for any error they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness iii) The Agents, nor any of their employees, have any authority to make or give any further representation or warranty in relation to this property iv) The Agents have not tested any apparatus, equipment, fixtures, fittings or services, so cannot verify that they are in working order or fit for the purpose. v) You are advised to check the availability of any property before travelling any distance to view.





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