

CHRISTIE

R E S I D E N T I A L

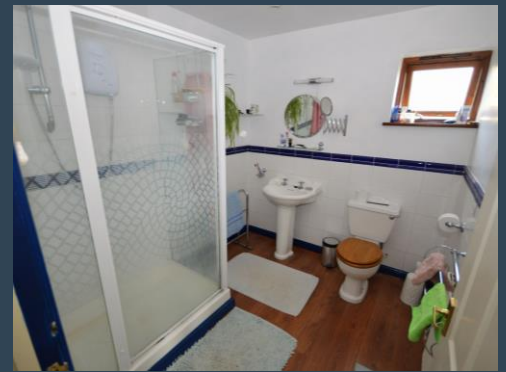


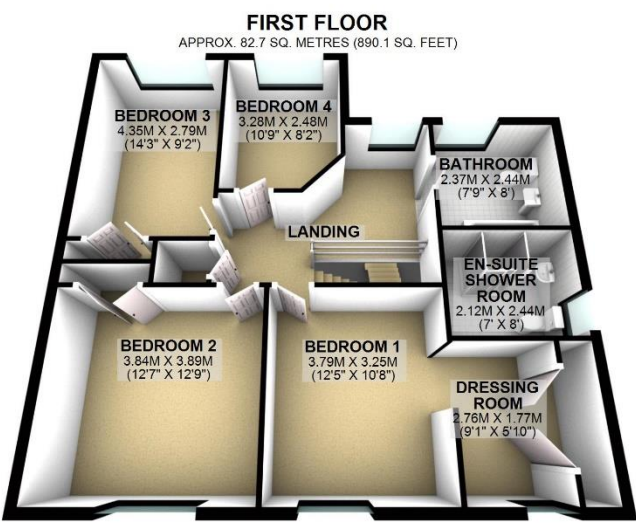
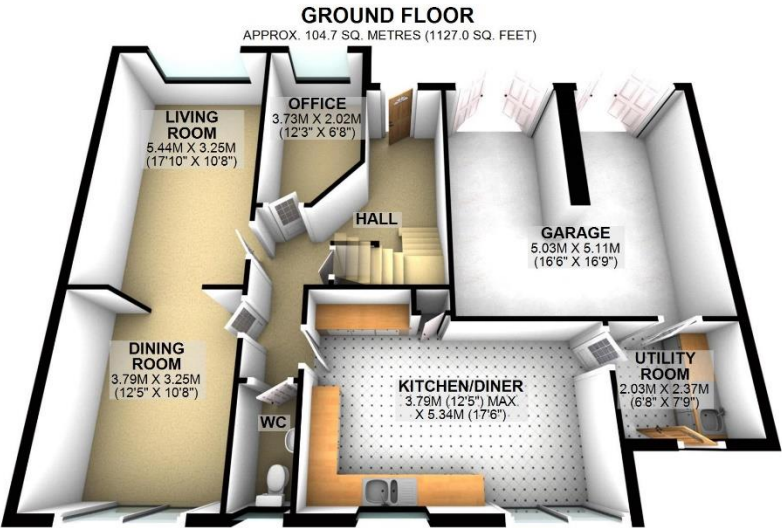
MILESTONE HOUSE, LONGTOWN, HEREFORD, HR2 0LD

A substantial four bedroom detached home located in the heart of the sought after Herefordshire village of Longtown. The property affords generous and flexible accommodation throughout and further benefits from front and rear gardens with fabulous views, and extensive parking.

- Four Bedroom Detached
- Lounge & Dining Room
- Kitchen/Breakfast Room
- Master Bedroom With En-Suite Shower
- Utility Room & Downstairs WC
- Integral Double Garage & Driveway

PRICE	£550,000
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TOTAL AREA: APPROX. 187.4 SQ. METRES (2017.1 SQ. FEET)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	29 F	42 E
1-20	G		

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ABOUT THIS PROPERTY

A generously proportioned four bedroom detached house in a sought after location in the popular Herefordshire village of Longtown. This warm and welcoming home affords extensive and flexible accommodation throughout with the ground floor comprising an entrance hall that leads to the 16' lounge with working fire, dining room with patio doors to the rear, and kitchen/breakfast room also providing access to the garden. In addition, there is a home office, downstairs cloakroom and utility room providing access to the integral double garage. Upstairs, the airy landing leads to the master bedroom at the rear which enjoys delightful countryside views and includes an en-suite shower room and separate dressing area, two further double bedrooms both with built storage, a comfortable single bedroom and a family bathroom. The property is set back behind a gated entrance with gravelled driveway providing parking for several cars, and a generous front garden enjoying views up to Hatterrall Ridge, which has been largely cultivated into a vegetable garden. The rear garden benefits from superlative views across rolling Herefordshire countryside and comprises a substantial patio to the fore, ideal for outside entertaining and as a vantage point to enjoy the vista. Steps lead down to the lawn which makes up the majority of the garden interspersed with a number of trees and shrubs with a border of wild flowers forming the rear boundary with the adjacent farmland.

ABOUT THE LOCATION

Longtown is a thriving and vibrant village set within beautiful Herefordshire countryside. As well as the historic Norman castle, it is well served for local amenities boasting the popular Crown Inn, independent village store and post office, village hall and well regarded primary school. The local area is renowned for its natural beauty being on the edge of The Brecon Beacons National Park and within the eastern foothills of the Black Mountains thereby offering spectacular views from the many country walks and pursuits available in the area. Hay-on-Wye, Abergavenny and Hereford are all approximately 30 minutes by car, each offering varied shopping opportunities choice along with other essential facilities and services. The main A465 is located close by giving easy access to Cardiff, Newport and Merthyr Tydfil (southbound) and Hereford (northbound). It also connects with the A40/449 leading to the M4, M50 and M5 motorways. Both Hereford and Abergavenny offer mainline railway stations providing access to the entire rail network. For further information on school catchment areas and community provisions go to www.herefordshire.gov.uk.

DIRECTIONS

From Abergavenny follow the A465 towards Hereford for approximately 6 miles then turn left at The Pandy Inn. Follow the road for 250 yards and take the right hand fork, signposted to Longtown. Continue for approximately 3.5 miles, passing through Clodock before entering the village of Longtown. As the road forks bear left and continue for 1/4 mile and the property can be found on the right hand side just after the left turn into Greyhound Close.

USEFUL INFORMATION

COUNCIL TAX: Band F. The Local Authority is Herefordshire Council - 01432 260500.

SERVICES: We understand that there is an oil-fired heating system and that mains electricity, water & sewerage are connected to the property.

TENURE: We believe the property to be Freehold. Prospective purchasers should make their own enquiries to verify this via their legal representative prior to formally completing any purchase.

VIEWING: Strictly by prior appointment via CHRISTIE RESIDENTIAL on 01873 852221. Please note it is a condition of issuing these sales particulars that all negotiations regarding this property are conducted through the sellers' Agent, CHRISTIE RESIDENTIAL.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.

Please be aware that neither CHRISTIE RESIDENTIAL nor the sellers have tested any apparatus, equipment, fixtures and fittings or services, unless otherwise advised, and therefore it cannot be verified that they are in good working order and fit for the purpose. As a result, buyers are advised to obtain verification from their Solicitor, Surveyor or suitably qualified tradesman regarding these matters. Unless otherwise stated, CHRISTIE RESIDENTIAL have not had sight of the title documents therefore buyers are advised to obtain verification from their Solicitor as to the Tenure of a Property. Items shown in photographs are not necessarily included in the sale unless specifically stated in the sales particulars but may be available to purchase by separate negotiation. Buyers must check the availability of a property before embarking on any journey to conduct a viewing. It is an explicit condition of these sales particulars that all appointments to view and any subsequent negotiations are conducted exclusively via CHRISTIE RESIDENTIAL, as owners' agents.