



- Characterful Detached Four Bedroom House
- Superb Stable Yard with Three Loose Boxes, Foaling Box, Stores and Office
- Lovely Large Lawned Gardens
- Three Pasture Paddocks
- Approx. 3.8 Acres In All
- Set In A Beautiful Rural Location

REF: EO8486



## GENERAL AND SITUATION

### Approximate Distances:

Longtown 3 miles • Abergavenny 13 miles • Hay-on-Wye 13.5 miles • Hereford 14 miles  
Ross-on-Wye / M50 21 miles

A characterful detached four bedroom house set in approx. 3.8 acres with lovely large lawned gardens, superb stable yard and three pasture paddocks in a beautiful rural location.

We understand the house, which is of a traditional style, was substantially rebuilt in 1980 and had a further extension added in around 2001. It provides an ideal family home, and the current owners have already moved out so a swift completion can be accommodated. The fantastic range of equestrian facilities are ideal for private equestrian use and hacking is available in the local area along country lanes.

Lower Maescoed is an extremely attractive hamlet surrounded by beautiful rolling countryside. The nearest local amenities can be found in Longtown where there is a primary school, village shop with Post Office, village hall and a pub.

Wider ranges of shops and amenities are provided by Abergavenny, Hay-on-Wye and Hereford which are almost equidistant and there is access on to the M50 motorway at Ross-on-Wye.



## THE RESIDENCE

A fine family home with oil fired central heating and double glazed windows. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes:

The main entrance opens into a **Utility Room** which has built-in storage, sink and plumbing for a washing machine. It opens through to the **Kitchen / Breakfast Room** which is fitted with a range of built-in cupboards with quartz worksurfaces incorporating a sink, integral dishwasher and four-oven electric Aga.

The **Main Hallway** has stairs rising to the first floor, a downstairs **Cloakroom** with WC and an adjoining **Front Porch / Boot Room** with the external front door.

The **Dining Room** features a large stone fireplace with inset log-burner and an original stone spiral staircase which is no longer used and sealed off. There is also a deep bay window with lovely views over the gardens and the countryside beyond.

From the dining room, two steps lead down into the **Sitting Room** which has a stone floor, stone fireplace with inset logburner and access through to a fantastic large **Family Room** which also has a stone floor and picture windows overlooking the garden.

From the main hallway stairs rise to the **First Floor** where there is a **Principal Bedroom** with a **Dressing Area** and **En Suite Shower Room**. There are **Three Further Good Sized Bedrooms** and a **Family Shower Room** fitted with a shower cubicle, WC and wash hand basin.

Stairs from the landing rise to the **Second Floor** where there is a large **Study** with fitted bookshelves along one wall.



## OUTSIDE, OUTBUILDINGS & LAND

The property is approached along a shared lane. There is a parking area with space for several vehicles and a five-bar gate opening through to the stable yard area where there is further parking and an electric vehicle charging point.

The lovely large lawned gardens surround the house and contain a wide variety of shrubs and flowers with hedges along the main borders providing shelter and privacy. There are also numerous apple trees.

Within the garden there is a **Timber Clad Outbuilding** with a slate roof providing a stable, cold store and log store. It adjoins a concrete handling area with a water trough and access to the **Front Paddock**.

The superb **Stables** are steel framed with block infill around a concrete yard under corrugated roofs with solar PV panels. It currently provides **Three Loose Boxes** and a **Foaling Box**, **Several Stores**, **Hay Storage** and an **Office**. The stables are fitted with rubber matting and there are light, power and water supplies.

Behind the stables there is a **Vegetable Garden** leading on to **Two Further Paddocks**.

In addition to the pasture paddocks there is a block of broadleaf woodland that was planted about 20 years ago.

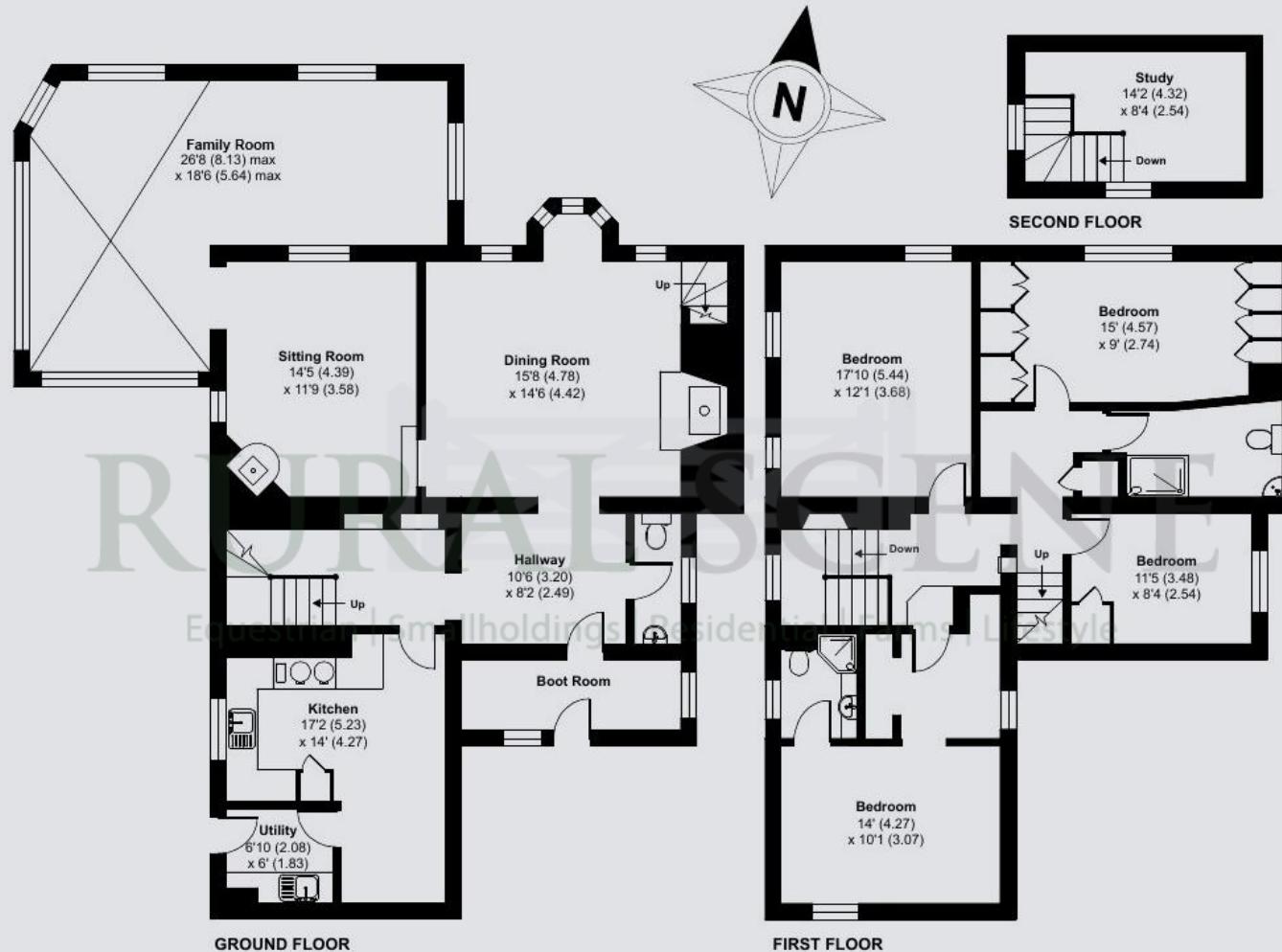
IN ALL APPROX. 3.8 ACRES  
(About 1.5 Hectares)



# RURAL SCENE

Equestrian | Smallholdings | Residential | Farms | Lifestyle

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#### VIEWING

Strictly by appointment only with the Agents

#### LOCAL AUTHORITY

HEREFORDSHIRE COUNCIL  
Tel: 01432 260000

#### SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, OIL FIRED CENTRAL HEATING, PV SOLAR PANELS (with feed-in tariff)

TENURE Freehold

ENERGY RATING D

COUNCIL TAX F

#### DIRECTIONS

From Longtown, proceed towards Ewyas Harold up the steep hill. Continue for 2 miles and take the 2<sup>nd</sup> road on the left signposted to Lower Maescoed. Continue for just over half a mile and the entrance to the property will be seen on the left hand side just after the small converted chapel

what3words // fatherly.chap.treat

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