



OLD EBENEZER CHAPEL

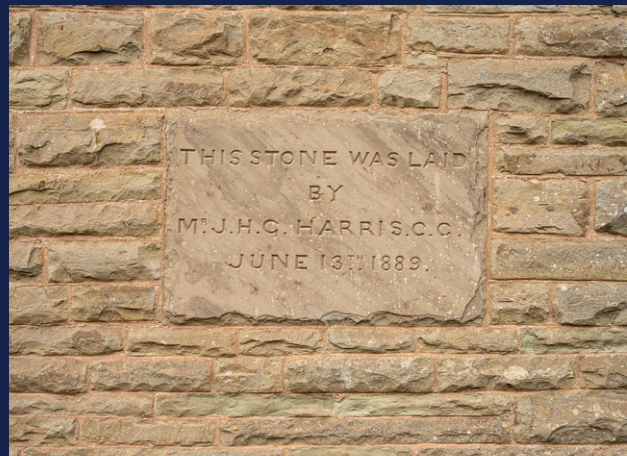
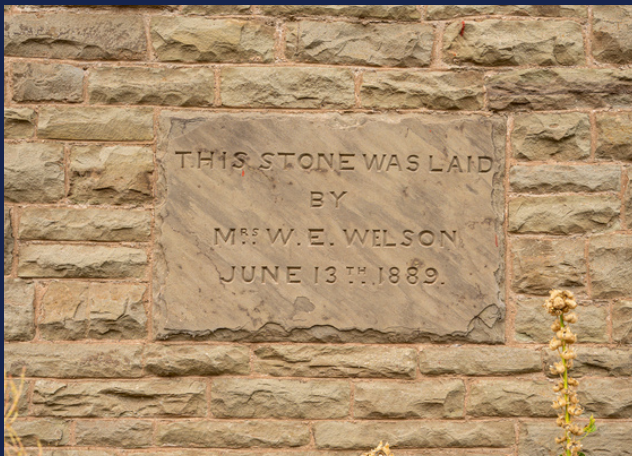
LONGTOWN | HEREFORDSHIRE | HR2 0LT

 **Nigel
Ward & Co.**
CHARTERED SURVEYOR
LAND & ESTATE AGENT, AUCTIONEER & VALUER

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WELCOME TO OLD EBENEZER CHAPEL

An interesting former Chapel converted to a beautiful home with an open plan design created with style and flair. The bright and spacious interior retains the charm and character of the original building with some thoughtful additions including stained glass windows, built in floor to ceiling book cases and a wood burning stove. In addition to the former chapel is a contemporary, detached Office / Work Studio which was built to create a live/work environment, both buildings are complemented by beautiful gardens amounting to circa half an acre with views towards the Black Mountains. Located in the ancient small village of Longtown with its backdrop of the surrounding hills, pleasant rural outlooks and amenities including a primary school, pub, award winning village shop/Post Office and castle.



KEY FEATURES

- A unique and appealing Live/Work Opportunity
- Comprising a former Chapel converted to a beautiful home
- And a detached, contemporary cedar wood clad Office / Work Studio
- Set in circa half of an acre of stunning gardens with views
- Private driveway with parking for several vehicles
- Central village location within walking distance of amenities
- Betwixt Abergavenny and Hereford



GROUND FLOOR

Step in through the painted solid wooden door into an entrance porch ideal for storing boots and coats. Continue through into the ground floor open plan living/dining/kitchen with its vaulted ceiling and wooden floor. This spacious and impressive open plan room has much character including a painted wooden seat with curved back, one of the original pews, floor to ceiling book cases and a wood burning stove set on a stone hearth. There are triple aspect wooden windows which flood the room with light, a painted wooden staircase with turned balustrade rises to the first floor mezzanine/bedrooms. To the rear of the living/dining area is a fitted kitchen with wooden cupboards and work surface over. The ground floor accommodation is completed by a modern bathroom. The interior of the Chapel has been thoughtfully designed to ensure that the integrity of the original building is retained whilst creating a contemporary interior to meet the needs of modern living and using all the space available to ensure that the open plan room offers a light, welcoming and attractive aesthetic environment with practical features too including storage.





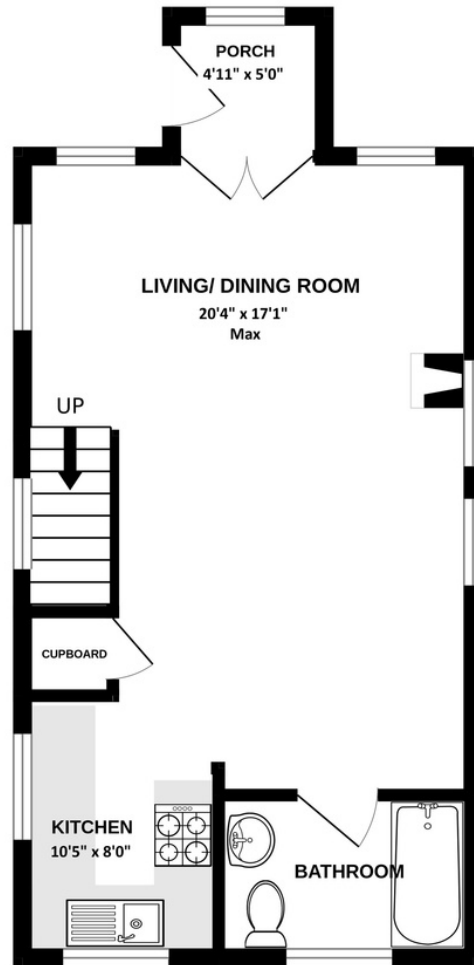


FIRST FLOOR

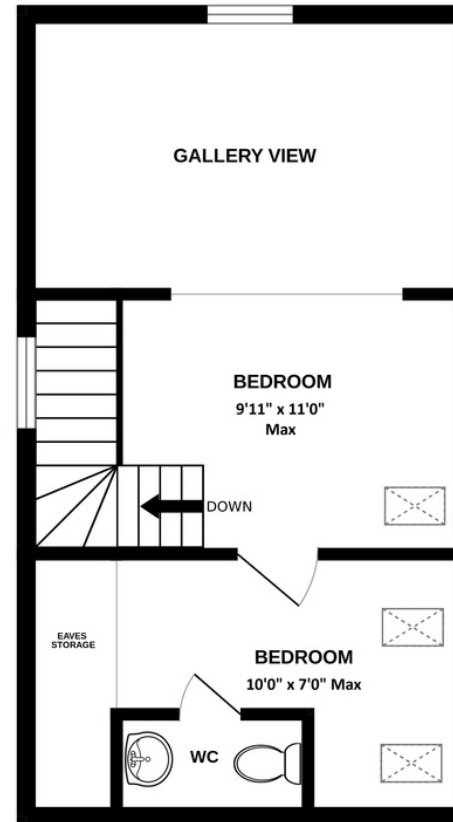
The first floor galleried/mezzanine floor bedroom is enclosed by wooden balustrade overlooking the open plan ground floor room. The apex ceilings ensure there is sufficient head height above the bed and main sleeping area with the eaves fitted with drawers for storage. From the mezzanine bedroom is a glorious view of the round stained glass window, a roof light above the bedroom ensures the room is well lit and the dark skies can be enjoyed through the window at night with no light pollution. To the right of the staircase is a second bedroom fitted with twin cabin type beds, the eaves are fitted with a storage area and again, there is a roof light. Situated off the second bedroom is a cloakroom.



GROUND FLOOR
508 sq.ft. (47.2 sq.m.) approx.



1ST FLOOR
508 sq.ft. (47.2 sq.m.) approx.



Scan to view video
of the house

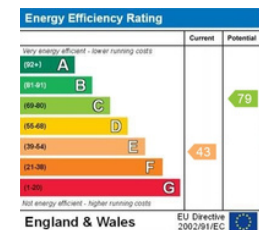


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OLD EBENEZER CHAPEL, LONGTOWN, HEREFORD, HR2 0LT

TOTAL FLOOR AREA : 1016 sq.ft. (94.4 sq.m.) 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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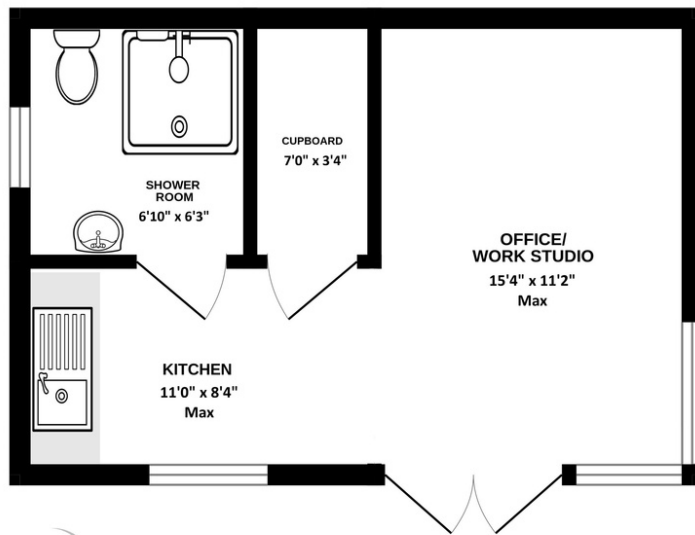


OFFICE / WORK STUDIO

Built in 2022 in an Alpine Chalet design with cedar cladding and wooden double glazed windows complemented by a fully glazed metal entrance doors and a high level of insulation. The Office / Work Studio forms part of the live/work environment and includes an open plan room with vaulted wooden ceiling and exposed timbers. A wooden ladder leads from the principal open plan room to a mezzanine area. The ground floor accommodation continues from the open plan room to a kitchen/workshop with a window overlooking the garden, a wet room and a former apothecary/store. The garden has a distinctly country garden feel as it abuts open farmland and woodland.







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OLD EBENEZER CHAPEL OFFICE/WORK STUDIO
TOTAL FLOOR AREA : 323 sq.ft. (30.0 sq.m.) approx.
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OUTSIDE

The former chapel is fronted by a stone wall with iron railings and stone steps up to the front door. Further along from the Chapel is the vehicular entrance with a wooden gate leading to a concrete and gravel surfaced driveway. From the driveway is a level entrance to both the Chapel and the Office / Work Studio. To the rear of the two buildings are beautiful, mature extensive gardens created by the previous owner to supply her herb and flower business and enjoy leisure time. The gardens comprise planted beds, mature trees including fruit trees and various secluded seating areas perfectly positioned to escape the business of day to day life and just sit and be in a peaceful and private setting. Adjoining the Chapel is a stone terrace ideal for enjoying a morning coffee.



OUTBUILDINGS

In addition to the office/work studio, other outbuildings include a timber built potting shed, greenhouse and timber garden shed.







LOCAL AREA

Nestling in the foothills of the Black Mountains, the ancient village of Longtown has an award winning village store and post office, country pub, village hall and a well regarded primary school. The larger village of Ewyas Harold is just 5 miles where a wider range of amenities include: post office, doctors, dentist, public houses, butchers shop, fish and chip shop, veterinary surgery, places of worship and primary school. Longtown is steeped in history and has a number of interesting and historic buildings including a ruined castle built in 1180. The village is bordered by beautiful countryside with access to Offas Dyke Path, the spectacular Llanthony Valley is within a few miles. The A465 Hereford Road is approximately 4.5 miles away and this road in turn links with the A40 and A449 and onward to the M4/M5 and M50 motorways. Railway stations can be found in both Abergavenny and Hereford. The towns of Abergavenny and Hereford are easily accessed, these two important local centres with their diverse range of amenities and facilities are approximately 10 miles and 17 miles distant respectively. Both have a railway station and links to motorway networks.

DIRECTIONS

From Abergavenny take the A465 north towards Hereford. After passing through the village of Pandy turn left at the Old Pandy Inn, signposted Longtown and follow this road for several miles passing through the hamlet of Clodock. Upon reaching Longtown the property will be found on the left hand side just after the fork in the road.

INFORMATION



Price: Offers over £375,000

Local Authority: Herefordshire County Council

Council Tax Band: B

EPC Rating: Main house - E. Studio - exempt. To view the full EPC please visit www.gov.uk

Tenure: Freehold

Services: Mains electricity, water and drainage are understood to be connected. Oil-fired central heating in the main house, with electric heating in the office/work studio.

Broadband: Standard and superfast broadband available subject to providers terms and conditions. Please make your own enquiries via Openreach.

Mobile: Three is variable indoors. 02, Three and Vodaphone are good outdoors, EE is variable outdoors. Please make your own enquiries via Ofcom.

Title: The house is registered under Title Number HW116360 and HE33939 – a copy of which is available from Parrys.

Agent's Notes: Old Ebenezer Chapel and the detached studio/work space was granted planning consent, by The County of Herefordshire District Council, initially to the previous occupier In January 2020 under Application Number : 192057 on a personal basis and more recently in July 2025 under Application Number : 251099 to the buildings/property.

Old Ebenezer Chapel and the studio/work space fall under live/work planning consent with the Chapel being the residential 'live' building and the detached studio/work space the 'work' element. The detached studio/work space can be used for purposes which fall within Use Class E (g) which includes use (i) Offices to carry out any operational or administrative functions (ii) Research and development of products or processes(iii)any industrial process . One of the key points of the planning consent is that the use should be not be detrimental to the residential area.

Copies of both planning consents are available from the agents.

Please note all information will need to be verified by the buyers' solicitor and is given in good faith from information both obtained from HMRC Land Registry and provided by our sellers.



Joint Agent



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