

FERNS BARN

LONGTOWN | CAYO LANE | LONGTOWN | HEREFORD | HEREFORDSHIRE | HR2 0LD

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Ahead of the curve

WELCOME TO FERNS BARN

Set amidst beautiful rolling countryside and yet within a few minutes' of the popular village of Longtown which straddles the English/Welsh border and yet just 11 miles from Abergavenny. A popular community under the lee of the Black Mountains and Offa's Dyke. The village, which is centred on its Norman Castle enjoys the benefit of a school, a comprehensively stocked village shop/post office and a well respected public house.

Rarely do such delightful properties in this sought after location come onto the open market for sale, Ferns Barn is an imaginatively converted traditional former agricultural stone barn with much character and interesting period features and offers the opportunity to enjoy a rural location overlooking the valley of the Olchon Brook with panoramic views across the valley to Hatterall Hill and down the upper Monnow Valley to the Skirrid mountain in the distance. Facing approximately South/South West the barn enjoys a bright and sunny location with a level garden of just under half an acre and land of circa 3 acres.

KEY FEATURES

- Located on the fringe of the popular village of Longtown
- Former agricultural stone barn converted circa 2017
- Beautifully converted with much character and many features
- Sitting room with exposed timbers and wood burning Stove
- 3 bedrooms and 3 bath / shower rooms
- Just under half an acre of lawned garden and circa 3 acres of land with spectacular views
- Substantial detached double garage which could, subject to planning consents be converted to provide an office/studio space
- Peaceful and tranquil location
- Abergavenny 11 miles and Hereford 16 miles
- Air source heating



GROUND FLOOR

The accommodation has been completed to a high standard providing excellent modern facilities yet retaining much of its inherent character featuring exposed timbers and roof trusses, original stonework and flagged floors.

A front door leads to the entrance hall giving access to a well fitted utility room and onwards to ground floor bathroom/wet room, stairs to bedroom 3. A comfortable sitting room with wood burning stove, French doors opening onto a flagged terrace with the lawned gardens beyond. Stairs lead to bedroom 2 and steps down to : a modern kitchen fitted with a range of cupboards and worksurfaces over, a useful pantry and door to terrace and gardens. The principal bedroom, with an en-suite shower room is located on the ground floor, a feature of this bedroom is the picture window flooding the room with light.













FIRST FLOOR

Located on the first floor are two bedrooms, one with and en-suite shower room and the other accessed via a separate staircase.

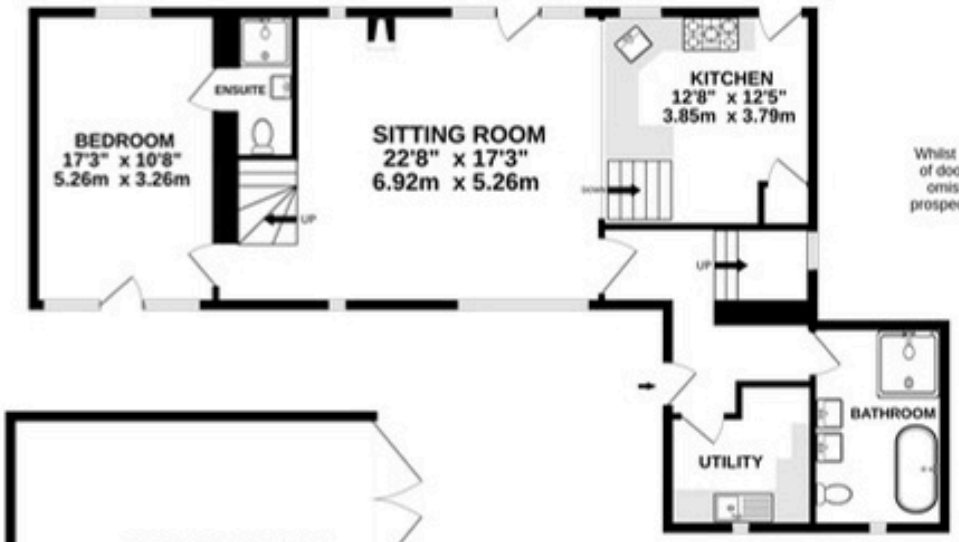


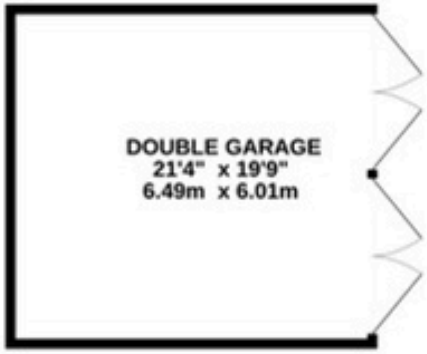




1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.







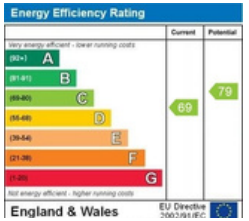
GROUND FLOOR
1391 sq.ft. (129.2 sq.m.) approx.



FERNS BARN, CAYO LANE, LONGTOWN, HR2 0LD

TOTAL FLOOR AREA : 1810 sq.ft. (168.2 sq.m.) approx.

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OUTSIDE

Located off a country lane, via double timber gates which open onto an extensive gravelled driveway with ample parking. A detached, pitched roof double garage provides ideal storage space and could, subject to any necessary planning consents, be converted to provide an office/studio on the first floor. The gardens adjoin an elevated stone flagged terrace, are predominately laid to lawn and offer the opportunity for further planting/landscaping. The views from the garden are quite spectacular making this a perfect peaceful location to enjoy leisure time. There are two fields adjoining the boundary of the garden which amount to circa 3 acres of land.











LOCAL AREA

Nestling in the foothills of the Black Mountains, the sought after village of Longtown is steeped in history and has a number of interesting and historic buildings including a ruined castle. The village is bordered by beautiful countryside with access to Offas Dyke and Monnow Valley long distance paths.Longtown has a primary school which falls within the catchment area of the well regarded Fairfield Secondary School in Peterchurch, the village also offers a village hall, an award winning village store/post office which provides local products, fresh fruits and vegetables and a country pub which is also within walking distance and serves pub lunches and evening meals. 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. Cica 10 miles north east of Abergavenny and 14 miles south west of Hereford on the eastern edge of the Black Mountains, part of the Brecon Beacons / Bannau Brycheiniog National Park.

DIRECTIONS

From Abergavenny take the A465 north towards Hereford. At Pandy turn left at the Old Pandy Inn signposted Longtown and follow this road for several miles passing through Clodock. Upon reaching the village of Longtown, continue through the village, take the left turning after Longtown Village Hall signposted Cayo Lane, Ferns Barn will be found on the left hand side.

What 3 Words: ///space.waving.geologist



INFORMATION

Asking Price £750,000

Local Authority: Herefordshire County Council

Council Tax Band: E. Please note that the Council Tax banding was correct as at the date property was listed. All buyers should make their own enquiries.

EPC Rating: C. To view the full EPC please visit www.gov.uk

Tenure: Freehold.

Services: We understand that the property is connected to mains water and electricity. Air Source heat pump for central heating. Private sewerage treatment plant.

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

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

Title: The property forms part of title Title Number HE13841– copies of which are available from Parrys.

Agent's Notes: 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.



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