

SOUTH WEST HEREFORDSHIRE
Abergavenny 9 miles. Hereford 21 miles.

**A HIGHLY ATTRACTIVE STONE BARN IN A
GLORIOUS UNSPOILT RURAL LOCATION**

**TY'R Y MYNACH BARN
CLODOCK
HEREFORDSHIRE
HR2 0NZ**



FOR SALE BY PRIVATE TREATY

PRICE GUIDE: £150,000

GENERAL REMARKS AND STIPULATIONS

(which where applicable shall be deemed part of the Conditions of Sale)

SITUATION

The property occupies a glorious rural location close to the village of Longtown in South West Herefordshire, close to the Monmouthshire border.

The town of Abergavenny is some 9 miles distant and the Cathedral City of Hereford some 21 miles distant.

DIRECTIONS

From Abergavenny take the A465 Hereford road for about 7 miles and in the village of Pandy turn left adjacent to the Pandy Inn, towards Longtown. Proceed along this road for about 3 miles and the property will be found on the left hand side of the road.

GRID REFERENCE

SO 377270.

WHAT THREE WORDS

salariied:forever:quietly

POST CODE

HR2 0NY.

TENURE

The property is presumed to be freehold and not subject to any restrictions of an onerous or unusual nature.

SERVICES

Mains **Electricity** and **Water** are available for connection.

Drainage will be to a private disposal system.

PLANNING CONSENT

No planning permission has been granted – the authority dealing with any applications is Herefordshire County Council

OUTGOINGS

Council Tax Banding – N/A

RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights of way, wayleaves, access, water, light, drainage and other easements, quasi-easements, covenants, restrictions, orders etc, as may exist over the same or for the benefit of the same, whether mentioned in these particulars or not.

A right of way is to be grated over the vendors land via a stone track way leading ff an unclassified council highway.

IMPORTANT NOTICE

These particulars are set out as a guideline only. They are intended to give a fair description of the property, but may not be relied upon as a statement or representation of fact. Photographs (and any artist's impression) show only certain parts of the property at the time they were taken. Any areas, measurements, or distances are approximate only and should not be relied on as a statement of fact. Any reference to alterations to or use of any part of the property, is not a statement that any necessary planning, building regulations or other consent has been obtained. Descriptions of a property are inevitably subjective and those contained herein are made in good faith as an opinion and not by way of a statement of fact.

VIEWING

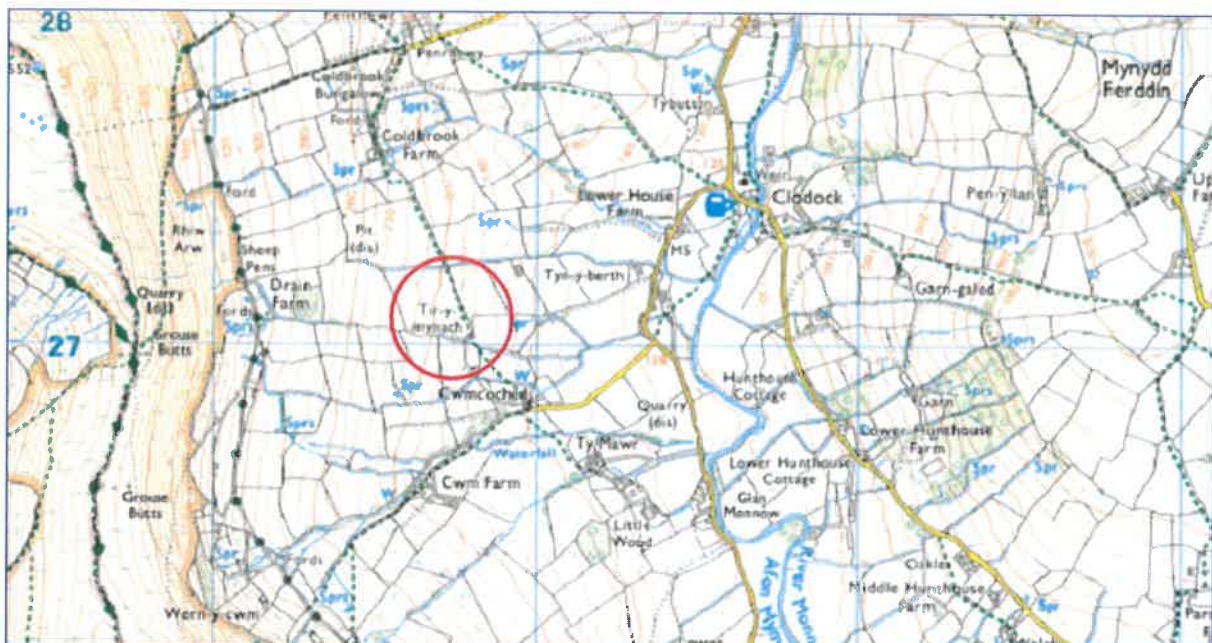
Viewing may be undertaken at any reasonable time.

AGENTS

RG and RB Williams, Ross Auction Centre, Overross, Ross on Wye, Tel: 01989 567233.

PRICE GUIDE

Offers invited based on £150,000.



PARTICULARS OF SALE

TIR Y MYNCAH BARN CLODOCK HEREFORDSHIRE HR2 0NZ



AN ATTRACTIVE BARN WITH FAR REACHING VIEWS ACROSS SOUTH HEREFORDSHIRE AND SOUTH MONMOUTHSHIRE WITH PLANNING POTENTIAL (Subject To Planning Consent)

Historically, Ty'r Mynach is understood to have close connections with Llanthony Priory and the wider ecclesiastical history of the Olchon Valley and Clodock area. Following repeated attacks on Llanthony Priory between the 12th and 15th centuries, it is believed that the monks temporarily abandoned the priory and utilised a number of nearby properties, including Ty'r Mynach and Olchon Court, as places of refuge and religious safe houses, in addition to relocating at times to Gloucester.

Local tradition suggests that the monks and friars travelled across the hills via the historic "Rhiw Cwrw" or "Beer Path" between Llanthony, Ty'r Mynach, and Longtown. The holding is also understood to have origins dating back to the Domesday period.

By the mid-19th century, records indicate that part of the farm was owned by Reverend Charles Probert, with the remaining section owned by John Jones. Given Llanthony Priory's historical connection with Clodock Church, it is likely that the land and surrounding holdings were formerly associated with the priory estate.

The barn itself displays a number of intriguing historic features. An oak beam within the centre of the building bears the hand-carved date "1639", while the overall form and character of the structure, including the arrangement of windows and internal features, suggest the building may once have served a domestic or residential purpose rather than purely

agricultural use. Local anecdotal history further suggests that the building may have been described historically as a barn to avoid taxation.

Evidence of a small pond adjacent to the building also remains visible, believed to have been used historically for the keeping of fish, an important dietary staple within monastic communities.

THE BUILDING

Ty'r Y Mynach barn is approached over a private entrance driveway leading off an unclassified council highway. The property is set at the foothills of Hattrall Hill, with far reaching views across South Herefordshire and Monmouthshire. Constructed of stone elevations under a corrugated iron roof, Ty'r Y Mynach Barn. The property offers opportunity for conversion subject to obtaining relevant planning consents.

Surrounding the property is approximately 1.44 acres of pasture land that compliments the property offering it leisure, equestrian and agricultural uses.

ADDITIONAL LAND

Additional land may be available by separate negotiation.

