



THE SCHOOL HOUSE
Longtown HR2 0LE





Forming part of the delightful and sought-after rural village of Longtown, a very attractive detached stone house, offering comfortable and spacious living space throughout.

Guide Price £495,000



Situation and Description

The delightful village of Longtown lies on the edge of the Black Mountains, which themselves are part of the Brecon Beacons National Park. The whole area is renowned for its natural beauty and is hugely popular with walkers and those who enjoy outdoor pursuits. The village has a thriving community and includes a popular primary school, award winning shop, village hall and pub. There are further facilities at Ewyas Harold, including a doctor's surgery, with more extensive facilities at the market towns of Abergavenny and Hay on Wye, as well as the cathedral city of Hereford.



This well-built house lies in the heart of the village within a stone's throw of the ruins of Longtown castle. Originally built for the local schoolmaster this delightful property is now a very individual private home, which offers comfortable living space throughout which is well equipped and offers double glazing, central heating and a lovely kitchen breakfast room with all the usual fittings. Although modernised the house still retains a number of period features, making this a lovely home. The house is also chain free and viewing is highly recommended.

On arrival, a front door leads into a welcoming entrance hall and then to a spacious sitting room with shuttered bay windows to the front, a fireplace with fitted wood burner for those colder evenings, useful storage and display cupboards and fitted radiators. A separate living or dining room also lies at the front of the house and has wooden flooring an open fireplace with a



Georgian style surround, fitted cupboards and bookcases and shuttered windows on two sides. The kitchen then lies at the rear of School House and opens into the garden room making it ideal for entertaining or just enjoying a morning coffee. Well-appointed throughout there are a good range of cupboards and drawers, excellent Corian worktop space with a breakfast bar and a number of appliances including a Neff oven and 4-ring hob with extractor over, a built-in fridge, warming drawer and one and a half bowl sink. The garden room is then a lovely space

which is full of light, with double glazed windows on three sides, a vaulted ceiling and glazed doors to the gardens. The ground floor space is then supported by a useful utility room and ground floor cloakroom.

From the entrance hall a fully carpeted staircase leads up to the first-floor landing with windows at either end and useful fitted double cupboards. There are then four very comfortable and light individual bedrooms with the main bedroom including a range of fitted wardrobes to one wall. A lovely bathroom then completes the living space and offers both a deep fill bath and a separate shower cubicle, as well as all the other usual fittings.

Outside

School House is set just off the village road and has its own driveway to the side which provides parking space. In the main the gardens lie to the rear and are laid to lawn with a large patio, various trees and shrubs, exterior lighting and views of the castle ruins.

Services and Considerations

Mains electricity and water
Oil fired central heating and shared private drainage.
Tenure Freehold
Council Tax Band E
EPC Rating E 44/75
Broadband <https://checker.ofcom.org.uk/>
Mobile Phone Coverage <https://checker.ofcom.org.uk/>

It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. These and any matters relating to Rights of Way should be checked with your Solicitor or Surveyor.

Money Laundering Regulations Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

If you need help with or are unsure about any of the information contained in these details, please let us know.



Kitchen/Breakfast Room / Garden Room / Drawing Room







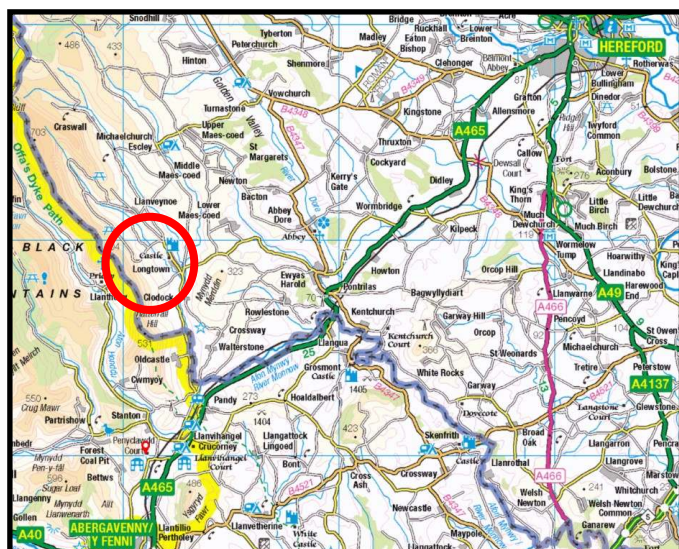
Three of the four light and comfortable bedrooms with supporting bathroom



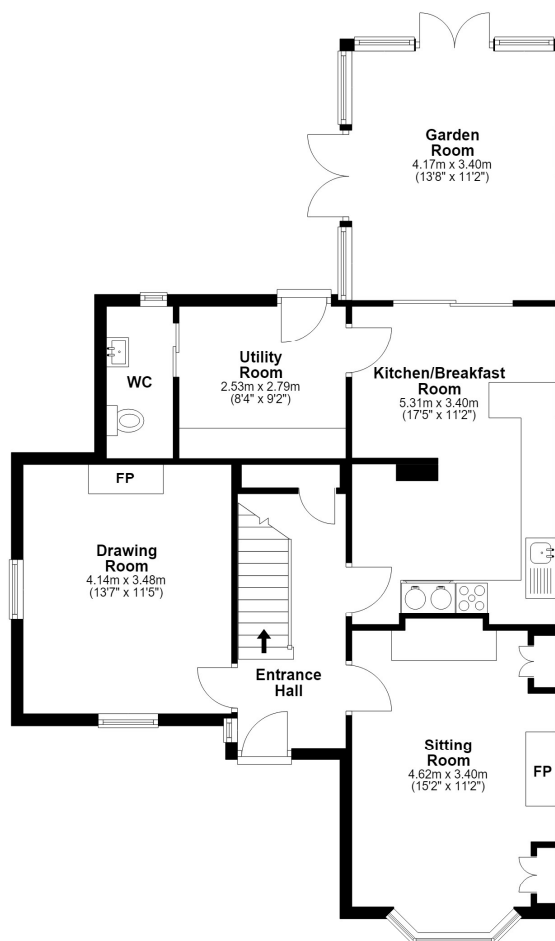
Directions

What Three Words///heartburn.former.fortress

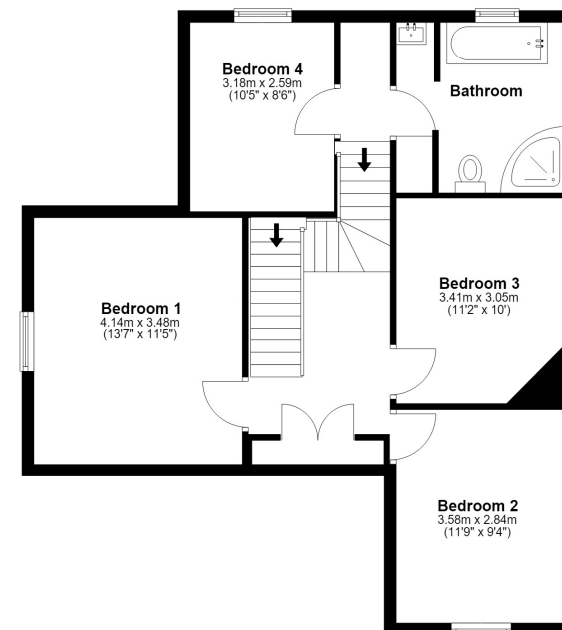
From Hereford take the A465 signposted to Abergavenny and continue for 11 miles. At Pontrilas, turn right into the village of Ewyas Harold and continue over the bridge and turn left signposted to Longtown. Continue on this country road for approximately four miles before turning left at the T-junction towards the village. After passing the shop turn right, and then right again and continue through Longtown up the hill and School House will be found on the left-hand side.



Ground Floor



First Floor



Total area: approx. 149.5 sq. metres (1609.4 sq. feet)

Plans created by Brookes Bliss Ltd - Plans are not to be assumed as accurate and are not to scale.
Plan produced using PlanUp.

Brookes Bliss

46 Bridge Street, Hereford, Herefordshire HR4 9DG

Tel: 01432 343800

sales@brookesbliss.co.uk

brookesbliss.co.uk

rightmove

These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

