



GLAN MONNOW
Longtown HR2 0PB



**Glan Monnow
Longtown
Hereford
HR2 0PB**

Set in just over 1.6 acres and offering almost 2800 sq ft of living space, a detached extended stone house, offering adaptable family accommodation, together with gardens paddock and fishing rights on the beautiful River Monnow.

Guide Price £750,000



Situation and Description

Glan Monnow lies on the edge of the Brecon Beacons national park and is well situated only a 10-minute drive from the A465, which connects the market town of Abergavenny to the cathedral city of Hereford in the north. Both offer an excellent range of facilities as well as main line train stations and road networks to other parts of the country. Locally the villages of Cloddock and Longtown are within 1 mile and between them offer two pubs, a village church, an award-winning village store and access to some beautiful rural walks.



This attractive stone house has been extended over the years and now offers very spacious and adaptable living accommodation, which is designed over two floors and includes double glazing and oil-fired central heating. With five bedrooms and three main reception rooms there is almost 2800 sq ft of space, enough for any growing family. Outside there is also plenty of room to explore with large gardens and an adjoining paddock, all extending to just over 1.6 acres. In addition, Glan Monnow comes with an additional strip of land which lies opposite the house and includes approximately 100 yards of single bank fishing on the River Monnow.



On arrival a gated drive leads from the lane onto a large parking and turning area with a pathway then leading to the front door. Here an enclosed entrance porch leads into a reception hall, which has plenty of space for boots and coats and double doors to a conservatory with attractive views over the gardens to open countryside beyond. The main sitting room offers plenty of space to relax and has a stone fireplace at one end with oak cupboards to either side and bookshelves to one wall. Next door, a living room has

windows to the front, wooden flooring and a door which allows separate access from the hall.

The kitchen is a very practical space and includes a Stanley oil fired cooker, as well as a range of fitted cupboards and drawers, a single drainer sink, wooden working surfaces and space and plumbing for a dishwasher. Next door a large breakfast or family room is a great space to gather and includes a stone fireplace with a fitted wood burner, fitted cupboards, wooden floor and windows to one side with window seats. The ground floor space is then supported by a Utility Room with space for a washing machine and a tumble dryer and a shower room. From the utility a door then leads through to an integral garage with doors to outside.

On the first floor there are five bedrooms, all with their own character and outlook, including a master suite with fitted wardrobes to one wall and an en-suite bathroom with separate shower. There is then a family bathroom which supports the remaining bedrooms and a very useful central study area.

Outside

Glan Monnow is just set back from a country lane with the gardens and land in the main lying at the rear and has a south westerly outlook. They extend to approximately 1.6 acres and include lawned areas with herbaceous borders, shrubs and trees and a useful vegetable section with poly tunnel. There is plenty of road parking with a brick paved driveway which in turn leads to an integral garage. The gardens then adjoin a paddock which offers the opportunity for a variety of uses and has its own access from the lane.

Opposite the house an additional strip of land adjoins the River Monnow, and we understand that the owners enjoy the benefit of fishing rights.



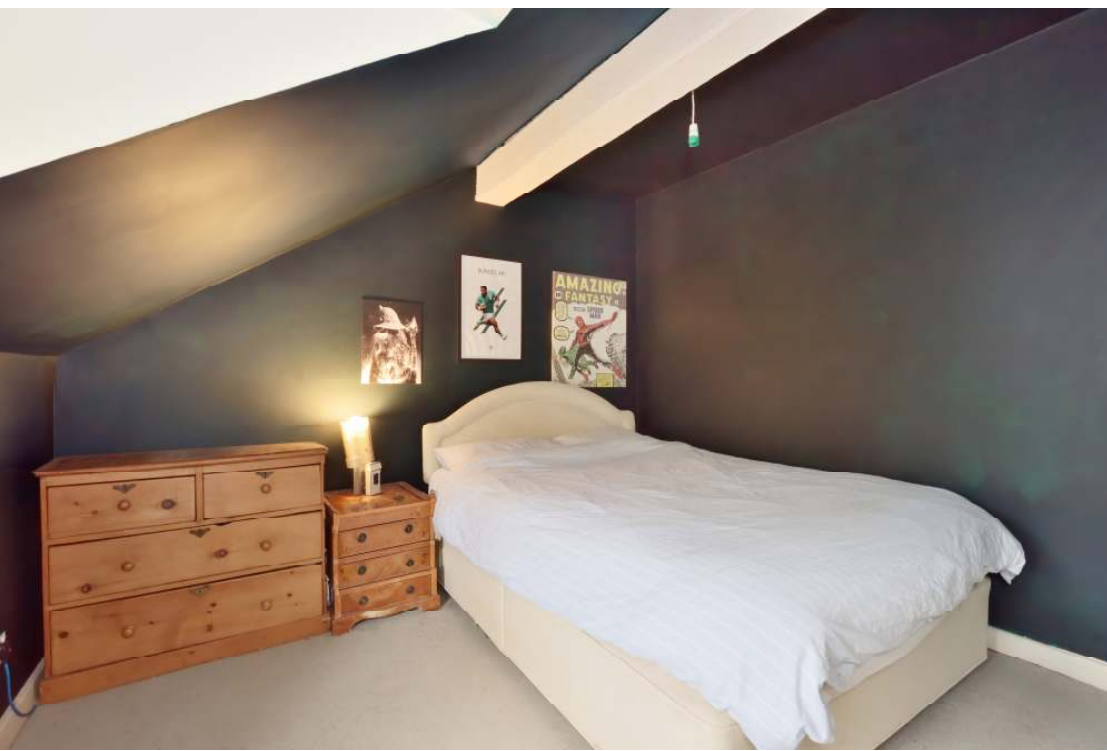


Dining Room / Living Room / Sitting Room leading through to the Conservatory





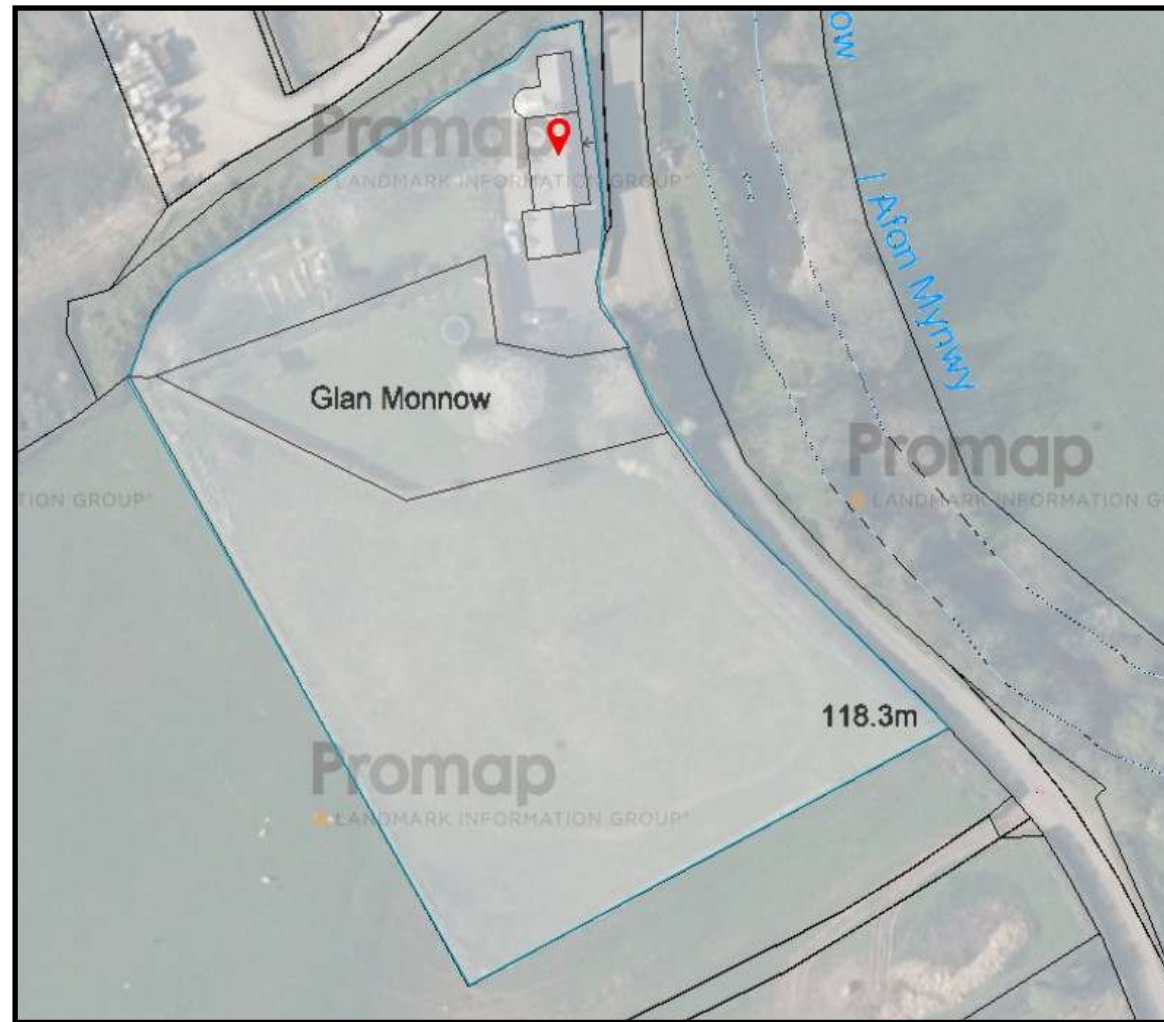
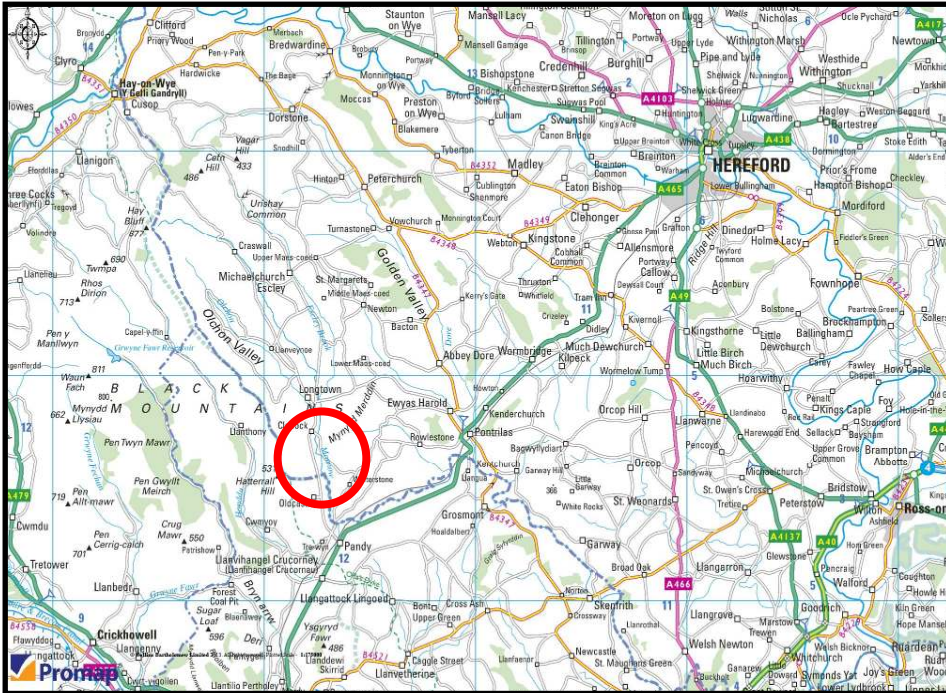
Four of five bedrooms with their own character and outlook



Directions

What3Words ///overt.nipping.cobras

From Hereford take the A465 towards Abergavenny and continue for approximately 17 miles before turning right at Pandy just after the public house towards Longtown. Continue on this lane for approximately 3 miles and Glan Monnow will be found on the left-hand side immediately before the Celtic Vale the natural mineral water supplier.



Services and Considerations

Mains electricity, private drainage, private water and oil-fired central heating.

Tenure Freehold

Council Tax band G / EPC Rating E 40/81

Broadband <https://checker.ofcom.org.uk/>

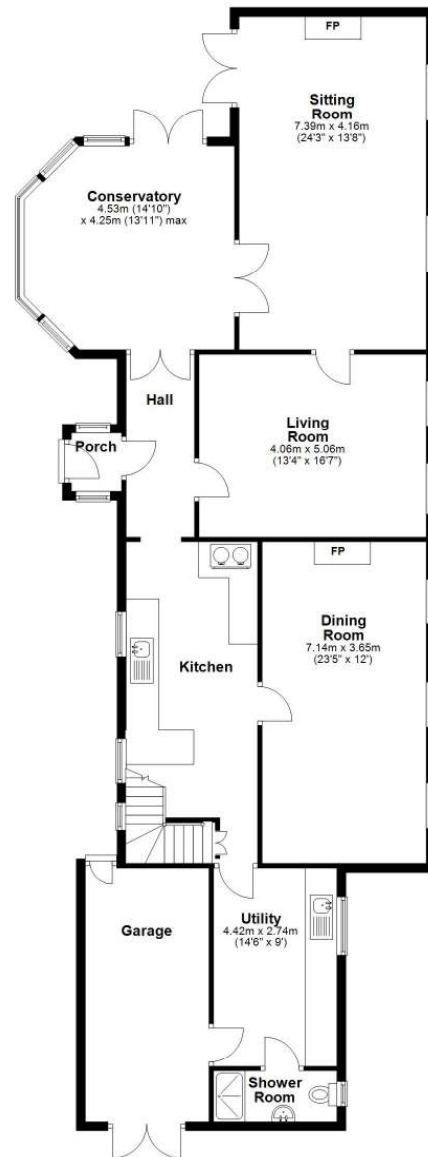
Mobile Phone Coverage <https://checker.ofcom.org.uk/>

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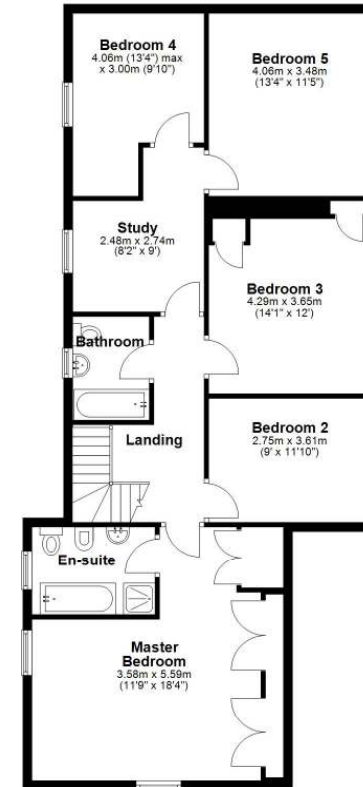
Money Laundering Regulations Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

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

Ground Floor



First Floor



Total area: approx. 264.0 sq. metres (2841.6 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.

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