



GREAT TURNANT FARM
Longtown HR2 0NS





Great Turnant Farm
Longtown
Hereford
HR2 0NS

Situated at the foot of the Black Mountains and enjoying spectacular views of the surrounding landscape, a rare opportunity to purchase a grade II listed farmhouse, which offers very adaptable living space, together with a large, unconverted detached stone barn, modern farm buildings and approximately 55 acres of land, all available to the market for the first time in over 70 years.

Guide Price £1,800,000



Situation and Description

Occupying a truly spectacular location, Great Turnant Farm offers an all too rare opportunity to purchase an unspoilt hill farm, in a magical setting on the edge of the beautiful Black Mountains. Enjoying extensive views, the farm overlooks the historic village of Longtown (2 miles) which has a thriving community and includes an award-winning shop and post office, a village pub, primary school, active village hall, and access to a range of outdoor pursuits with a maze of walks and trails over the mountains, as well as fishing on the beautiful river Monnow. The larger village of Ewyas Harold (6 miles) is also well serviced and includes a doctor's surgery and offers easy access to the A465. More extensive facilities can then be found at Hereford (20 miles), Abergavenny (10 miles) and Hay on Wye (11 miles), with the capital cities of Cardiff (44 miles) and London (170 miles) away.



Great Turnant Farm has been in the same family for over seventy years, it offers huge potential for a variety of uses and includes extensive living space which has been modernised and improved in recent years and incorporates a large self-contained annex. The farm itself is set in approximately 55 acres of gently sloping pastureland which is supported by a range of modern and period agricultural buildings, offering plenty of workshop and storage space with some potential for conversion, subject to planning.

The farmhouse features a very stylish modern kitchen/ breakfast room, which offers plenty of space for a large family and includes a range of modern soft close units with a number of built-in appliances including a dishwasher, full height fridge, Bosch 4 ring induction hob, oven, and an AGA. Modern shuttered windows with window seats and patio door to sun terrace with shutters. Steps then lead down to a central sitting room which is dominated by an impressive stone fireplace with fitted wood burner, a wealth of exposed timbers and again modern shuttered windows with window seats. Doors then provide access to an



enclosed porch and large understairs cupboard. A staircase then leads up to an attractive galleried landing with study space, and to the master bedroom which has shuttered windows on two sides and an en-suite shower room. There are then two further bedrooms, including an attic bedroom and a family shower room.

From the main sitting room steps lead down to three further rooms that provide useful utility and study space, with an enclosed stone staircase leading up to a first-floor bedroom and potential bathroom.

An inner hall then links to an excellent second sitting room which has a high vaulted ceiling and fitted wood burner and links to two further staircases that give access to four further individual bedrooms, some enjoying stunning views.

From the second sitting room a staircase leads down to another modern kitchen/ breakfast room which is well appointed and leads through to a family room with fitted cupboards to one wall, doors to outside and a door through to a beautiful bathroom with both bath and shower. This end of the house can be separated from the main accommodation to create an independent annex for extended family, or income generation.

Outside

Great Turnant Farm occupies a stunning and highly desirable location, with no immediate neighbours. It is approached from a council-maintained road by its own driveway which encircles the house and gives access to an excellent range of modern and period farm buildings, with internal garages and workshops and plenty of covered space for livestock. An original and impressive detached stone barn offers tremendous scope for residential conversion, subject of course to obtaining planning consent. The land is then laid to pasture and in the main lies below the house and is divided into a number of enclosures which are ideal for grazing and extend to approximately 55 acres.



Kitchen/Breakfast Room / Sitting Room







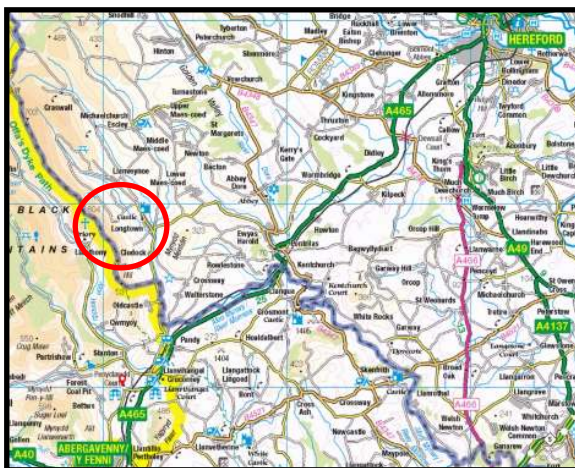




Directions and Location

What Three Words ///producing.washing.flows

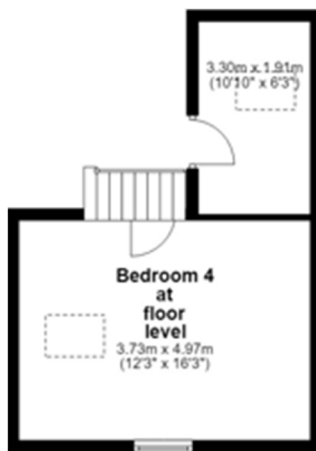
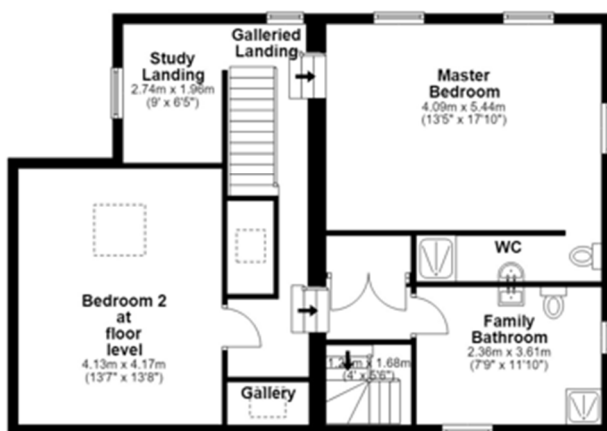
On reaching Longtown, proceed through the village passing the castle and the primary school on the left-hand side and just as you leave the village, turn left signposted to Brass Knoll and Mountain Road. Continue down the hill and up the other side and Great Turnant Farm is the last property on the left-hand side.



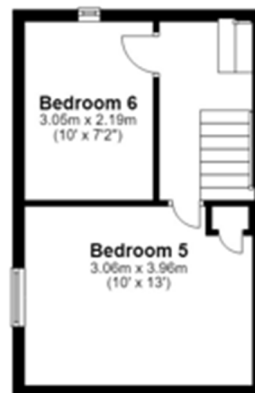
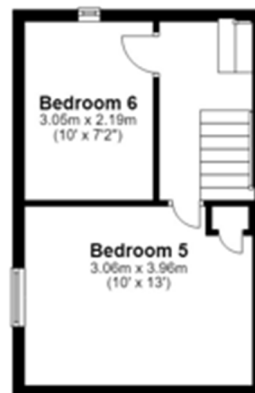
Ground Floor



First Floor



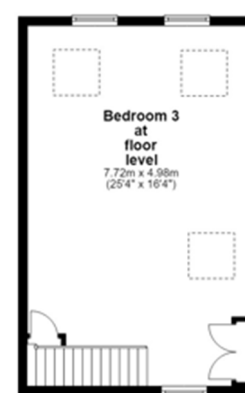
First Floor



First Floor



Second Floor



Second Floor



Brookes Bliss

46 Bridge Street, Hereford, Herefordshire HR4 9DG

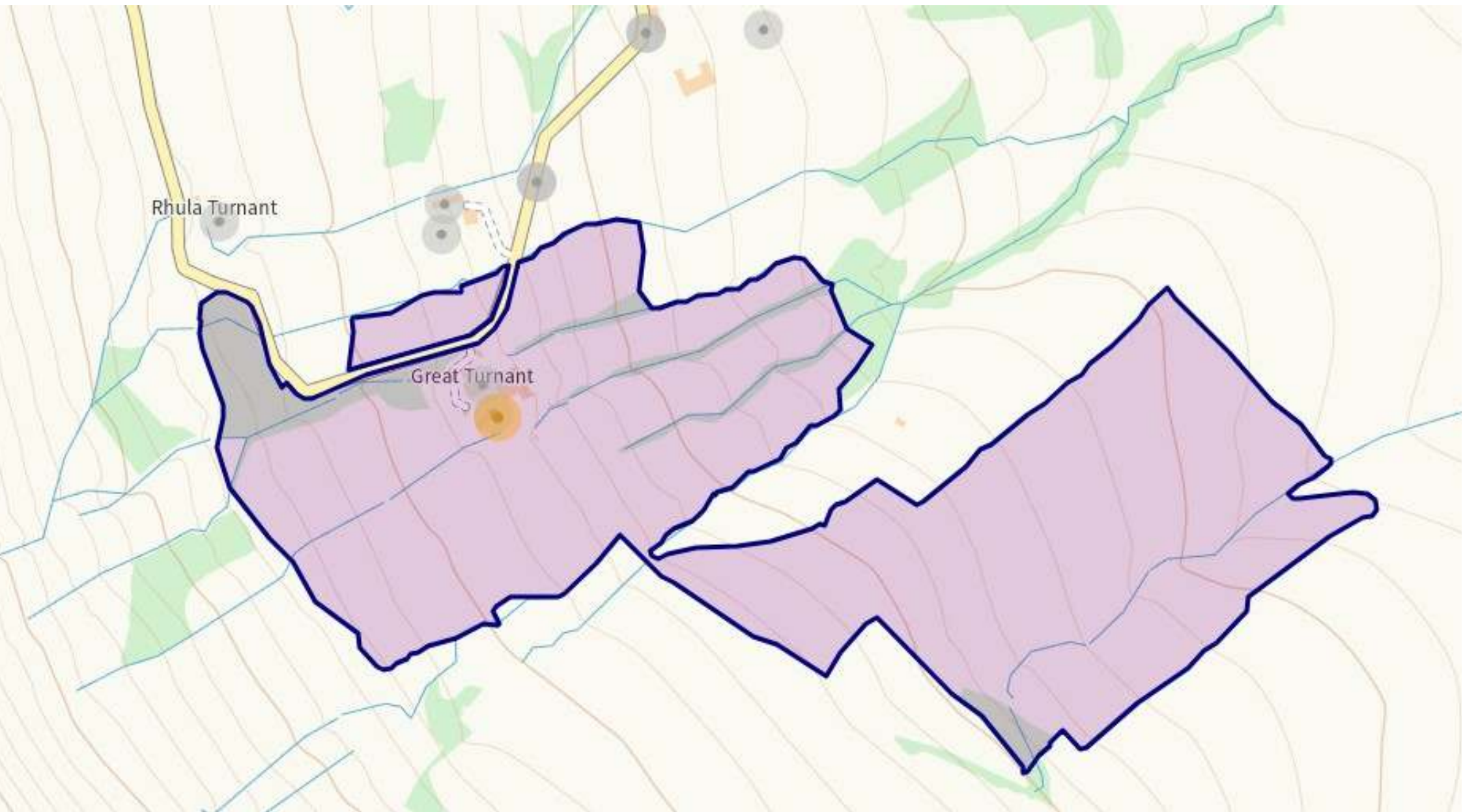
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These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

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Services and Considerations

Mains electricity
Private water and private drainage.
Oil fired central heating.
Tenure Freehold
Council Tax Band C
EPC Rating N/A Grade II Listed
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.

