



MOODY FARM
Longtown, HR2 0LW





Moody Farm
Longtown
Hereford
HR2 0LW



In an outstanding rural location on the edge of the Black Mountains, a very appealing and spacious detached barn conversion set in approximately 50 acres of land, with a self-contained annex, large steel framed barn, outbuildings, a small lake and fishing on a section of the River Monnow.

Guide Price £1,150,000

Situation and Description

Located 'Far from the Madding Crowd', Moody Farm lies in a peaceful and beautiful location with no immediate neighbours and is protected and surrounded by its own land with some fine views over the landscape to the Black Mountains. Although very much tucked away, the thriving village of Longtown is only a short drive away and includes a village pub, award winning shop and post office, very active village hall, primary school and access to some excellent outdoor pursuits. The market towns of Abergavenny and Hay on Wye are also within striking distance and offer an array of amenities, along with the Cathedral city of Hereford, which together with Abergavenny off rail and road links to other parts of the country.

Moody Farm offers a rare opportunity to purchase a small farm in a largely unspoilt location. It is approached by a long driveway which winds down to the farmhouse which is a spacious converted stone barn which incorporates a two-bedroom annex. Full of character, the barn has some delightful views over the landscape and offers very versatile living space throughout, which includes a large, fitted kitchen/ breakfast room, two main reception rooms, oil-fired central heating, double glazing, four bedrooms in the main house, a spacious attic, and much more. A short distance from the house there are a number of outbuildings which include a large 4 bay steel-framed barn (80' x 43') with 4 internal loose boxes, and a separate workshop and garden store. The land surrounds the house and buildings and is made up of permanent pasture, woodland, a small natural lake, and river frontage on the Monnow.

On arrival, a front door leads into the main reception hall with a useful cloakroom off and access to a utility or boot room, which also has direct access to outside. A small staircase leads down to a spacious sitting room, with a stone fireplace and fitted wood burner, double glazed doors and windows at one end leading to a large conservatory which has a terracotta tiled floor

and lovely views across the valley to the Black Mountains. Next door to the sitting room is a dining room, also with a fitted wood burner and open doorway leads to a large kitchen/ breakfast room with windows on two sides, an extensive range of fitted cupboards and drawers, ample workspace, a 4-oven Aga, a two-ring electric hob, space for a microwave, and space and plumbing for an automatic dishwasher and exposed stone walling. A small staircase leads back up to the main reception hall.

On the upper floor there is a landing, with a large linen/airing cupboard and access to a spacious attic with window at one end. There are two double bedrooms, including an attractive master bedroom with fitted wardrobes to one wall and an en-suite bathroom, with all the usual fittings. There are two further bedrooms with built-in cupboards or wardrobes, with one having restricted headroom, all supported by a family bathroom.

The annex then adjoins the main house and has its own external access or can be accessed from the main reception hall. A door leads through to a central sitting room with stone fireplace with fitted wood burner and fitted kitchen at one end with a door to outside. There is also a separate study on the ground floor and on the first floor there are two bedrooms and a shower room.

Outside

The property occupies a stunning location and lies at the foot of the valley and is totally protected and surrounded by its own land. In all there are approximately 50 acres of mostly pastureland, with areas of mixed woodland, a naturally fed lake and access to the River Monnow. Close to the house there a number of very useful, general-purpose buildings, including the steel framed barn which has power and lighting and a separate workshop and garden store (32'5 x 13'5 overall), also with power and lighting. Around the house there are attractive gardens with sun terraces, herbaceous and shrub borders, a small orchard and a very useful greenhouse. A naturally fed lake is then an absolute haven for wildlife and we understand the property has fishing rights on the adjoining Monnow River.



Main reception hall / Kitchen/Breakfast Room / Sitting Room / Conservatory





Annex—Sitting Room / Kitchen / Bedroom with en-suite

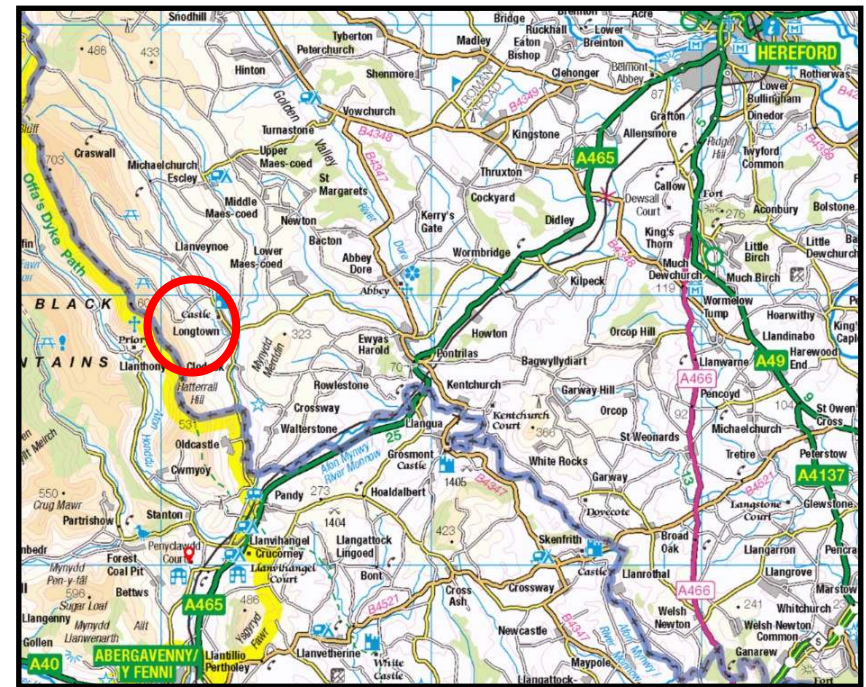
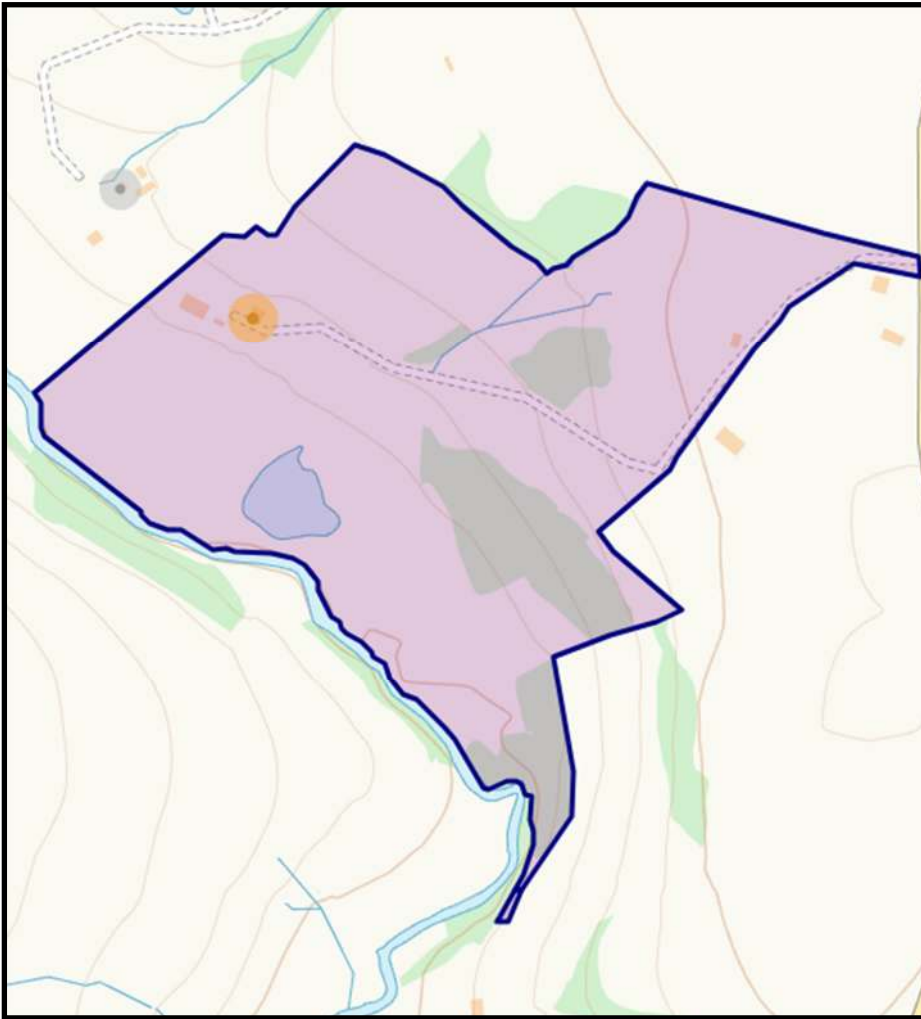




Main landing / two of three bedrooms with supporting family bathroom







Directions

What Three Words///gilding.yoga.flamed

From Hereford take the A465 to Abergavenny and after 12 miles turn right into the village of Ewyas Harold. Proceed through the village, bearing left signposted to Longtown and continue for 6 miles to the T-junction. Turn right and proceed up the hill for $\frac{3}{4}$ of a mile and the entrance to Moody Farm will be found on the left-hand side. Follow the drive past the old Dutch barn on the right and continue down the hill until you reach the property.

Services and Considerations.

Mains electricity, private water from a spring and private drainage

Oil fired central heating and wood burners.

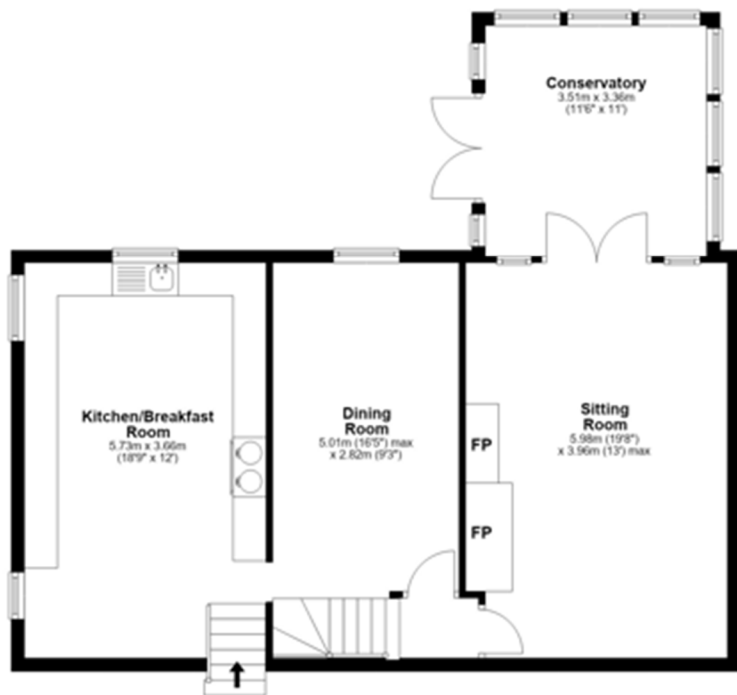
Tenure Freehold

Council Tax Band F / EPC Rating D 60/82

Broadband & 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.

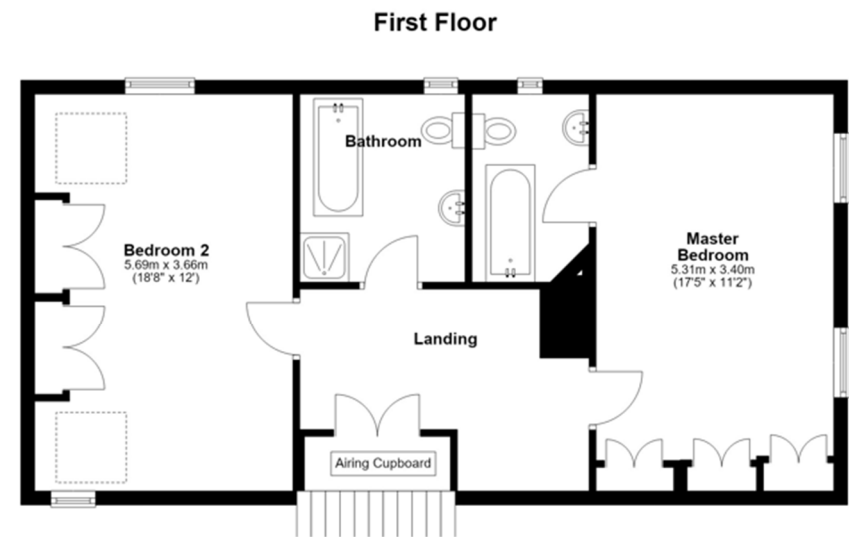
Money Laundering Regulations Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer. If you need help with or are unsure about any of the information contained in these details, please let us know.



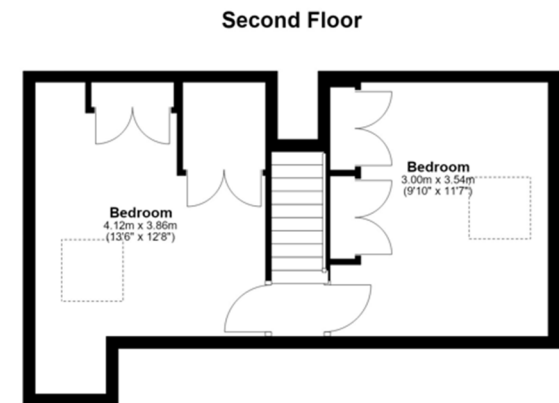
Ground Floor - Annex



Bedrooms over annex



First Floor



Second Floor

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