

## LONGTOWN, Herefordshire, HR2 0LT

**Situated in the depths of the Rolling Landscape of the Welsh Border Countryside.**

This property is located in the ancient small village of Longtown under the backdrop of the surrounding hills and enjoys pleasant rural outlooks, it is situated near the centre of the village, with its Village Stores and Post Office, Village Inn, Primary School and a Village Hall. The village itself is set within easy reach of main routes, both Abergavenny and Hereford are easily accessed, these two important local centres with their diverse range of amenities and facilities are approximately 10 miles and 17 miles distant respectively. Both have a railway station and the former also has a dual-carriageway link with the national motorway system.

### Sale Particulars of:

A Detached Stone built Cottage



## MOUNT VIEW

This attractive cottage is constructed of stone with brick quoins and reveals and stands under a felted and slated roof. The accommodation has the advantage of oil-fired central heating and partial uPVC framed double glazing, but would benefit for some updating, at present, it comprises:-

**On the Ground Floor:**

Panelled front door to the

**ENTRANCE HALL** having a flagstone floor, a doormat well, one single panel radiator, 26'10" x 3'2" two double power points, one double and one single power points.



**SITTING ROOM** 14'3" av. x 10'

Enjoying a front aspect and with laminated flooring, tiled fireplace with tiled hearth, one double panel radiator, five double power points and two double wall-light points.

**KITCHEN / BREAKFAST ROOM** 13'11" x 13'6" av.

having an outlook over the rear garden and with a ceramic tiled solid floor, range of pine fronted kitchen units comprising base units with drawer and cupboard space, inset 1 ½ bowl stainless steel sink unit with mono-block tap, wall cupboard and glazed display cabinet, the riven-stone effect working surfaces with a tiled splash-back. Tricity Bendix four-ring electric cooker, electric cooker panel and seven double power points. Dimplex electric panel heater, Grant oil-fired central heating boiler, control panel and thermostat, plumbing for an automatic washing machine.



**SNUG / BEDROOM 3** 11'4" x 8'6"

with two aspects and half-glazed door to the rear garden. There is laminate flooring, a wall-mounted electric convector heater, two double power points and a Velux roof light. Door to



**GARAGE, 15'9" x 11'2"**

Integral to the dwelling, accessed from the exterior via double doors 6'9" wide and having exposed stone walls, a part flagstone and part concrete floor. Natural lighting is provided by a window to the side. Electric light and one double power point. It is considered that the garage could have possibilities for conversion to provide further accommodation, (subject, of course, to the obtaining of any required consents).

**REAR ENTRANCE LOBBY** with quarry tiled solid floor, recess with work surface, ideal for the siting of a tumble dryer. Back door to the rear garden and part glazed door from the main hallway,

**CLOAKROOM** off with quarry tiled solid floor and with a low-flush w.c., and a wash hand basin with a Triton electric hot water heater over. Wall-mounted Dimplex electric fan heater.

Stairs to

**On the First Floor:**

**LANDING, 7'2" av x 5'11"** with one single panel radiator and one double power point.

**BEDROOM (1) 16'11" av. x 10'5"**

a spacious double room enjoying a front aspect and with a fitted carpet, one double panel radiator and five double power points.



**BEDROOM (2) 12'8" x 8'7"**

enjoying a view over the rear garden and with a small window to the side, an exposed board floor and a built-in wardrobe/cupboard. One double panel radiator and four double power points



**BATHROOM 9'5" x 6'10"**

with white suite of cast iron bath (h & c) with splashback panelling, Mira Sport electric shower over, pedestal wash hand basin (h & c) mounted in a vanity unit and a low-flush w.c. One double panel radiator. **Airing Cupboard** with factory-insulated hot water cylinder with stand-by immersion heater, slat shelving.

**OUTSIDE**

The property is fronted by a low stone wall with a paved



driveway/hard standing providing access to the integral garage and to the front door. The paved area is flanked to one side by an herbaceous border, whilst a concrete path leads past the side of the house to the rear. Here is to be found the pleasant, spacious rear garden, which is principally down to a level lawn, shaded by several well-established fruit trees and rendered private from the neighbouring properties by fences and shrubs.



## SERVICES

Mains electricity and water are understood to be connected. Drainage is to a septic tank. Oil-fired central heating (the majority of the radiators having thermostatic valves). None of the services, nor any of the fixtures and fittings included in these sale particulars has been tested.

## TENURE

Freehold.

## OUTGOINGS

It is understood that the property falls within Band "D" for council tax purposes.

## POSSESSION

Vacant Possession will be available upon completion, there is no onward chain.

## PRICE

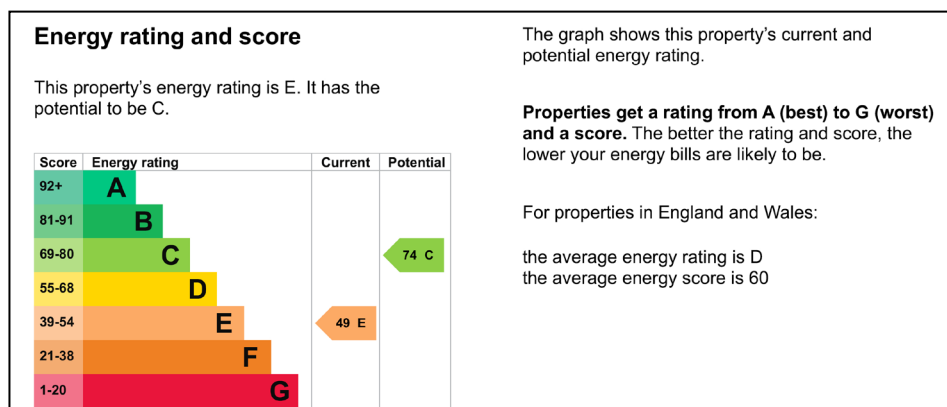
Offers in the region of £285,000 are invited for this unusual property, which is coming to the market for the first time in several decades.

## VIEWING

Strictly by Appointment through the Sole Agents:  
Nigel Ward & Co., The Border Property Centre, Pontrilas, Hereford, HR2 0EH, Tel: (01981) 240140.

## APPROACH

The postcode of the property is understood to be HR2 0LT but this is unlikely to take you to the door.  
The what3words location is: "blizzard.chose.rejoiced".

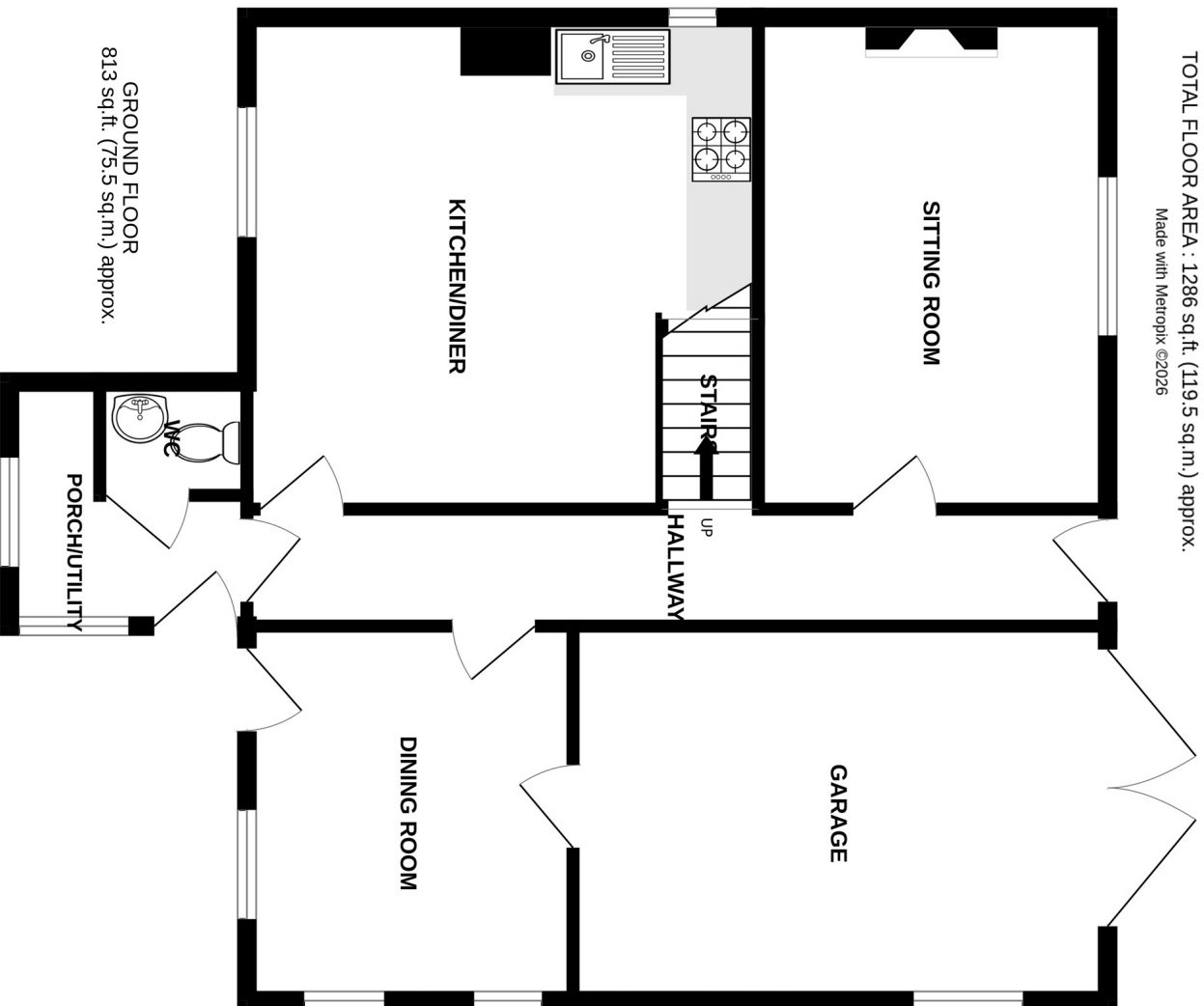


Link to Full Energy performance certificate (EPC): <https://tinyurl.com/fn5r8vyf>

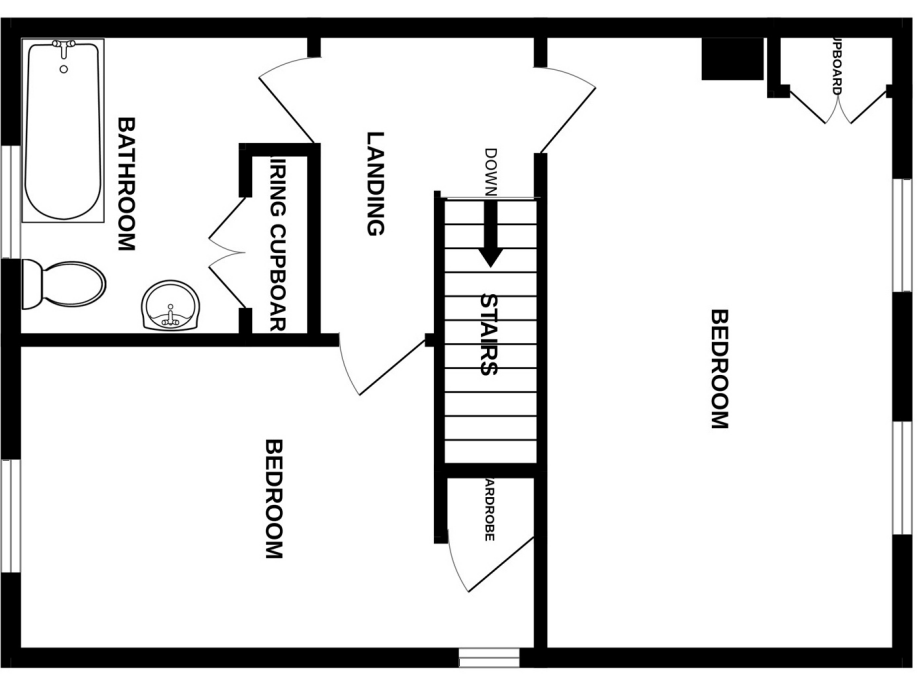
**IMPORTANT NOTICE** Nigel Ward & Co., give notice to anyone reading these Particulars as follows:

- These Particulars are prepared for the guidance only of prospective purchasers and are intended to give a fair overall description of the property.
- Any area measurements referred to are approximate only.
- The descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.
- Any Plan is based upon Ordnance Survey Maps, amended by the Agents and is produced for the convenience of purchasers only. It, the particulars of the property and the general remarks are believed to be correct but any error, omission or mis-statement shall not annul the sale nor entitle any party to compensation nor in any circumstances give grounds for an action at Law.

TOTAL FLOOR AREA : 1286 sq.ft. (119.5 sq.m.) approx.  
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GROUND FLOOR  
813 sq.ft. (75.5 sq.m.) approx.



1ST FLOOR  
473 sq.ft. (44.0 sq.m.) approx.