



Spindles  
Longtown | Herefordshire | HR2 0LD





# KEY FEATURES

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- Attractive 4 bedroom detached family home
- Centrally located in the popular village of Longtown
- Offering generous accommodation
- Double integral garage and generous parking
- Fantastic views of the Black Mountains and countryside
- EPC Rating - D



# GROUND FLOOR

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Step into the welcoming entrance hall which provides access to all the ground floor principal rooms. The centrally located dining area has French patio doors allowing for light to flow through and providing access to the rear garden. The spacious sitting room also has French patio doors to the rear with dual aspect windows. This room also benefits from a feature inset fireplace with a log-burning stove. There is a front facing reception room ideally suited for a study, snug, or playroom with large picture window allowing for picturesque views over the Black Mountains.

Leading from the dining area is the kitchen and breakfast room, fitted with a comprehensive range of country style base and wall cupboards with work surfaces over. Proceeding from the kitchen is a useful utility room that also provides access into the double integrated garage and separate external access. There is a useful understairs cupboard and W.C which completes the ground floor accommodation.











# FIRST FLOOR

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Stairs rise to the first floor galleried landing, where there are four bedrooms and a family bathroom. The principal bedroom has an en suite bathroom and an extensive range of built in wardrobes. There are two further double sized bedrooms with storage and a smaller fourth bedroom, served by a modern family bathroom with shower enclosure, separate bath, pedestal wash hand basin and WC.











# OUTSIDE

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The property is approached through double wooden five bar gates, with a Cotswold style stone chipped driveway which offers generous parking turning area and access to the double integral garage. There is a garden area to the front with views of the Black Mountains and side access to the rear garden.

A paved pathway leading towards the bottom of the garden is flanked by lawned areas interspersed with a range of mature shrub plants. The garden overlooks adjoining farmland with countryside views beyond.











## LOCAL AREA

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Nestling in the foothills of the Black Mountains, the village of Longtown has a primary school which falls within the catchment area of the well regarded Fairfield Secondary School in Peterchurch, the village also offers a village hall and village store/post office which provides local products, fresh fruits and vegetables and a country pub which is also within walking distance and serves pub lunches and evening meals. The larger village of Ewyas Harold is just 5 miles where a wider range of amenities include: post office, doctors, dentist, public houses, butchers shop, fish and chip shop, veterinary surgery, places of worship and primary school.

Directions: From Abergavenny take the A465 north towards Hereford. At Pandy turn left at the Old Pandy Inn signposted Longtown and follow this road for several miles passing through Clodock. Upon reaching Longtown the property will be found on the right hand side just before the village hall which is on your left hand side.





# INFORMATION

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**Asking Price:** £565,000

**Services:** We are advised that the property is connected to mains electricity, water and drainage. Oil fired central heating.

**Local Authority:** Herefordshire Council

**Council Tax Band:** F

**EPC Rating:** D

**Tenure:** Freehold

**Agent's Note:** There is a covenant on the property that restricts the use of the land from anything other than a private residential development and a covenant to erect and forever after maintain a good and sufficient stock proof fence to the boundary between the bottom of the garden and neighbouring field.

**Services:** We are advised that the property is connected to mains electricity, water and drainage. Oil fired central heating.

**Broadband:**

Standard and superfast broadband available subject to providers terms and conditions. Please make your own enquiries via:  
<https://www.openreach.com/fibre-broadband>

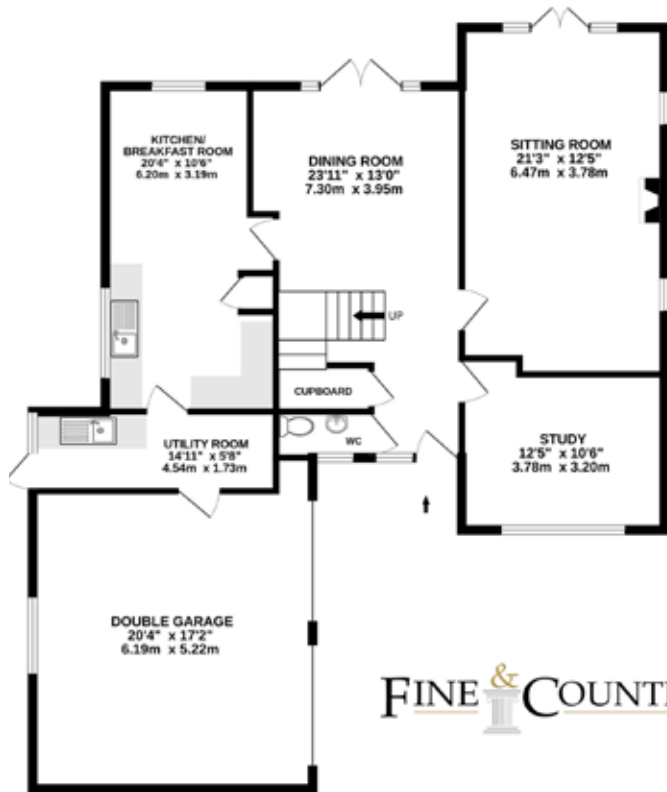
**Mobile:** EE, Three, O2 (Indoors and Outdoors).

Please make your own enquiries via:  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

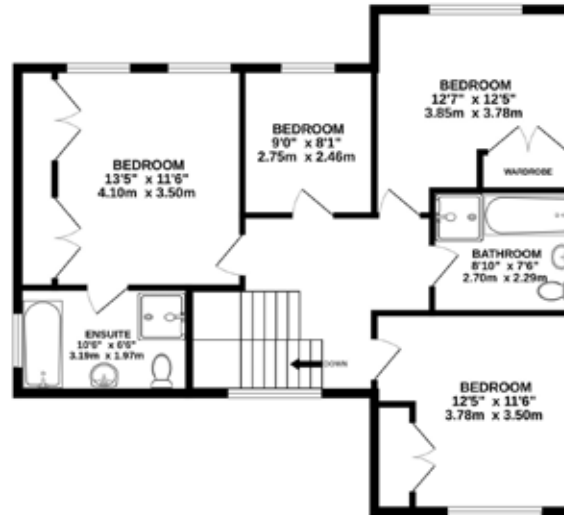
**Fixtures and Fittings:** Unless specifically described in these particulars, all fixtures and fittings are excluded from the sale though may be available by separate negotiation.

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**GROUND FLOOR**  
1235 sq.ft. (114.7 sq.m.) approx.



**1ST FLOOR**  
816 sq.ft. (75.8 sq.m.) approx.

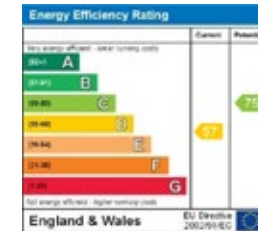


SPINDLES, LONGTOWN, HEREFORD, HR2 0LD

TOTAL FLOOR AREA: 2051 sq.ft. (190.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Scan to view video  
of the house



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed. 30.1.2023

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# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things  
that make a home*



## BEN WATKINS

PARTNER MNAEA MARLA

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Ben started his career in lettings before transferring over to property sales when he was asked to head up an office in Monmouthshire. As a business, we pride ourselves on the quality of our marketing, our attention to detail, passion for customer service and our experience not only to find a buyer for a property but to see the transaction through to completion. Estate Agency is a changing world, we are very forward thinking, embrace change and strive to be ahead of the curve. Being part of Fine & Country offers the best of both worlds – a global company with outstanding marketing and social media presence combined with intimate knowledge of the local area and a showroom situated in a prime location in Abergavenny. Outside of the business, my leisure time is spent running up a local mountain, in the gym or enjoying outdoor activities with my two young children.



## HEATHER COOK

PARTNER MNAEA AssocRICS

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Heather started her estate agency career in the 1990s. In 2004 Heather joined an estate agency in Abergavenny which held the Fine & Country Licence for the Abergavenny and Crickhowell area. Within a short space of time, Heather purchased her business Partner's shares and she and her team have grown the brand over the past 18 years. Heather is passionate about the business and enjoys working with sellers and buyers from the very beginning of their journey until the keys are finally handed over. Heather loves property.... whether a beautiful period townhouse, a contemporary home or a rural property with land. Heather enjoys the outdoors, walking her dogs through the beautiful countryside of the Brecon Beacons National Park and also, practicing yoga, going open water swimming and more recently, learning to paddleboard.

THE FINE & COUNTRY  
FOUNDATION





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