



Church House

Clodock | Longtown | Herefordshire | HR2 0NY

FINE & COUNTRY

Church House

18th Century country house with fishing rights on the River Monnow, outbuildings and delightful grounds including gardens, orchard and meadow.

- In the peaceful village of Clodock at the foothills of the Black Mountains
- Stone built 18th Century country house
- Circa 2 acres of gardens and meadow
- 5 Reception rooms, 4 bedrooms and 3 bathrooms
- Stone outbuildings
- Potential for separate annexe (subject to necessary planning consents)
- Driveway with parking and turning area, double garage and stone potterly shed
- Fishing rights and within walking distance of the quiet village pub

STEP INSIDE

Church House is adjacent to the 12th Century Church in the pretty village of Clodock near the Welsh border. The property owns fishing rights on the nearby River Monnow and is within a short walk of a quiet country pub and the river's weir. Sitting in mature gardens and with a separate wild flower meadow, a recently planted orchard has been established to bring pleasure for years to come. Church House has a wealth of character with exposed beams and stone walls and enjoys wonderful views of the Black Mountains and nearby countryside. The enclosed entrance porch opens into the dining room with stone fireplace and stairs to the first floor. A door leads through to an inviting sitting room featuring a multi-fuel stove set into an inglenook with superb stone surround. The cottage-style kitchen has a range of fitted base and wall units and is complemented by a cream oil-fired AGA and attractive painted stone wall. The kitchen continues to the breakfast room with a bow window providing mountain views. Overlooking the gardens at the rear of the house is a conservatory which was added around 10 years ago and has underfloor heating. The property has flexible accommodation which could be split into separate living space/



annexe. To one side of the house, on the ground floor, is a bathroom and utility room with three further rooms, which are currently used as a large studio, a bedroom and a conservatory. With some adaptations this would be useful for an elderly relative or teenager (subject to the necessary planning consents). On the first floor are three further bedrooms, two with en-suite shower rooms, all with fine countryside views.



STEP OUTSIDE

The property is approached through a five-bar wooden gate onto the driveway which leads to a turning and parking area at the rear. A detached double garage with remote controlled roller doors provides further parking and houses the oil tank. The north-east facing mature gardens are well maintained and are laid mainly to lawn with mature trees, shrubs, flower beds and an ornamental pond. Other outbuildings include a stone built potterly shed/hobby room and adjoining coal shed. From the rear of the garden is access to the River Monnow where you can use your own fishing rights, or perhaps simply sit and enjoy the views over the weir, Black Mountains and surrounding countryside. A separate meadow adjoins the gardens and has roadside access. The meadow is laid to pasture and annually has an abundance of wild flowers.

LOCATION

Clodock is a small scattered village which lies on the River Monnow and is nestled into the foothills of the Black Mountains. Within walking distance of Church House is a quiet country pub, The Cornwall Arms. Around 1½ miles away is the larger, historic village of Longtown which has a village hall and village store/post office selling local produce, fresh fruits

and vegetables, The Crown Inn and a primary school which falls within the catchment area of the well-regarded Fairfield Secondary School in Peterchurch. Ewyas Harold is around 5½ miles from the property where a wider range of amenities can be found including post office, doctors, dentist, public houses, butchers shop, fish and chip shop, veterinary surgery, places of worship and a primary school. The Brecon Beacons and Golden Valley are on the doorstep and offer activities including walking, cycling and horse riding. Access to Offas Dyke Path and the spectacular Llanthony Valley are within a few miles. The A465 Hereford Road is approximately 3.5 miles away which in turn links with the A40 and A449 and onward to the M4/M5 and M50 motorways. Main line railway stations can be found in both Abergavenny and Hereford.

SERVICES

We are advised that mains electricity and water are connected to the property. Private drainage. Oil fired central heating.

TENURE

Freehold.

AGENT'S NOTES

There is a public footpath on the river bank which is owned by Church House. (This will be shown and explained to prospective purchasers at the viewing).

FIXTURES & FITTINGS

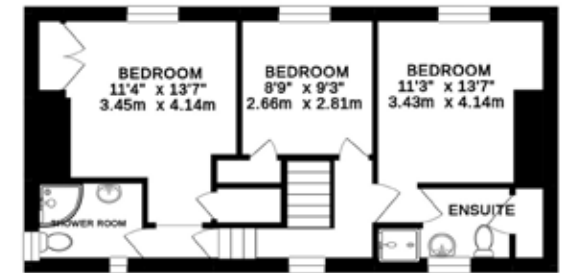
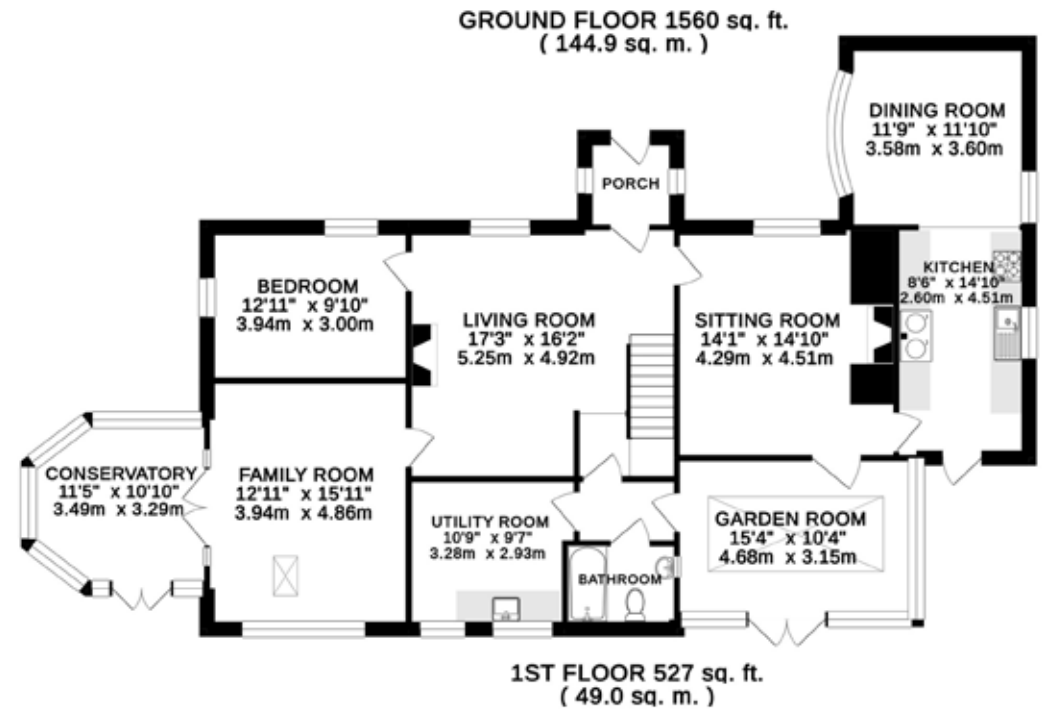
Unless specifically described in these particulars all fixtures and fittings are excluded from the sale but may be available by separate negotiation.

DIRECTIONS

From Abergavenny take the A465 road towards Hereford. At Pandy take the left turn at the Old Pandy Inn (signposted Longtown) and follow this road for several miles until you reach the village of Clodock. Pass the Cornwall Arms then the Church to your right and the entrance to Church House on next on the right-hand side.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights, including rights of way, easements and proposed wayleaves. Please check with the Highways Department at the local County Council for the exact location of public footpaths/bridleways.



TOTAL FLOOR AREA: 2087 sq. ft. (193.9 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.

Made with Metropix ©2019



"Consumer Protection from Unfair Trading Regulations 2008: All measurements are approximate and quoted in imperial with metric equivalents and are for general guidance only. Whilst every effort has been made to ensure to accuracy, these sales particulars must not be relied upon. Please note the Agent has not tested any apparatus, equipment, fixtures and fittings or services 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. Copyright © Fine & Country Ltd. Parrys Property (Abergavenny) LLP Registered Office : 21 Nevill Street, Abergavenny NP7 5AA Registration Number: OC314727"





Fine & Country Abergavenny
Tel: +44 (0)1873 736515
abergavenny@fineandcountry.com
21 Nevill Street, Abergavenny, Monmouthshire NP7 5AA

Fine & Country Monmouth
Tel: +44 (0)1600 775930
monmouth@fineandcountry.com
2 Agincourt Square, Monmouth, Monmouthshire NP25 3BT

