



LITTLE HOUSE
Craswall HR2 OPJ

Little House
Craswall
Herefordshire
HR2 0PJ



*Tucked-away and
surrounded by rolling
Herefordshire countryside*

A delightful and truly magical period cottage, in a stunning tucked-away location, offering spacious and versatile accommodation, all set in beautiful and well-stocked cottage gardens.

Guide Price £475,000

Situation and Description

Little House really is 'far from the madding crowd' and lies in an area of outstanding natural beauty at the foot of the Black Hill, which is part of the Black Mountains and Brecon Beacon National Park. The cottage is hidden away from general view and would suit those looking for a private rural location to write, compose, paint or relax. Although tucked away, Little House is still within easy reach of the very popular rural village of Longtown (2.5 miles), which has an award-winning shop and post office as well as a public house and village hall. The larger village of Ewyas Harold (8 miles) is also easily accessible and offers a further range of facilities such as a doctors' surgery, veterinary practice and dentist. From Ewyas Harold, the A465 offers easy access to the cathedral city of Hereford (12 miles), the market towns of Abergavenny (13 miles) and Monmouth (21 miles). To the west lies Hay on Wye (12.5 miles) which provides a gateway to the Black Mountains and also hosts the now world renowned literary festival.

As previously mentioned, this hidden gem of a cottage is set in a peaceful and private setting in a dark sky area, looking out onto rolling Herefordshire farmland. The house itself is not so little as the name suggests and has much more to offer as the interior unfolds. It has been greatly improved and updated by the current owner and now includes a new fitted kitchen, redecoration to the principle rooms, some updated windows and a new oil-fired boiler and central heating to name but a few. Care, however, has been taken to retain the integrity and character of the original cottage.

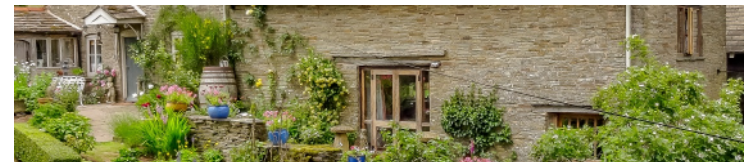
From a small country lane, an unassuming track leads you across two meadows to Little House. A pathway provides access to the front door, which leads into a light farmhouse style kitchen, which has recently been re-fitted and forms the main hub of the house. In one corner a door opens into a small study with a triple aspect over the gardens to the rear. An inner hallway leads to a very impressive and spacious drawing room with high vaulted ceiling, wooden floor and a large stone fireplace at one end with a fitted wood burner. From the drawing room there is a conservatory on the western side of

the house as well as an attractive dining room, which was previously used as an artists studio. Also on the ground floor is good sized storeroom or office, which has been redecorated and improved with fitted shelving and a door to outside. On the first floor there are three good bedrooms, each with their own character and charm, as well as a very pretty ground floor bathroom. Adjoining the cottage to the front, is a useful utility and storeroom.

The gardens around Little House are very attractive and well-stocked and an absolute delight to explore. From various points there are views over farmland and a small stream runs along one boundary. Within the grounds there is a useful workshop and separate green house and in one corner steps lead up to a first-floor **studio room** (14ft x 12ft 6 overall) which is L shaped and provides a quiet area away from the main cottage. It has recently been updated and has a newly carpeted floor, roof light and sash window at one end as well as a covered balcony at the front, which overlooks both the cottage and gardens. This offers a space away from the main cottage and could provide overspill accommodation, a hobby room or just a place to relax or write.

In our view, Little House offers an all too rare opportunity to purchase a country cottage in an outstanding location in the heart of rolling Herefordshire countryside.

Services and Considerations mains electricity, private spring water, private drainage, oil fired central heating. It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. Any matters relating to rights of way should be checked with your solicitor or surveyor. Council tax band C. EPC tbc. Tenure freehold.





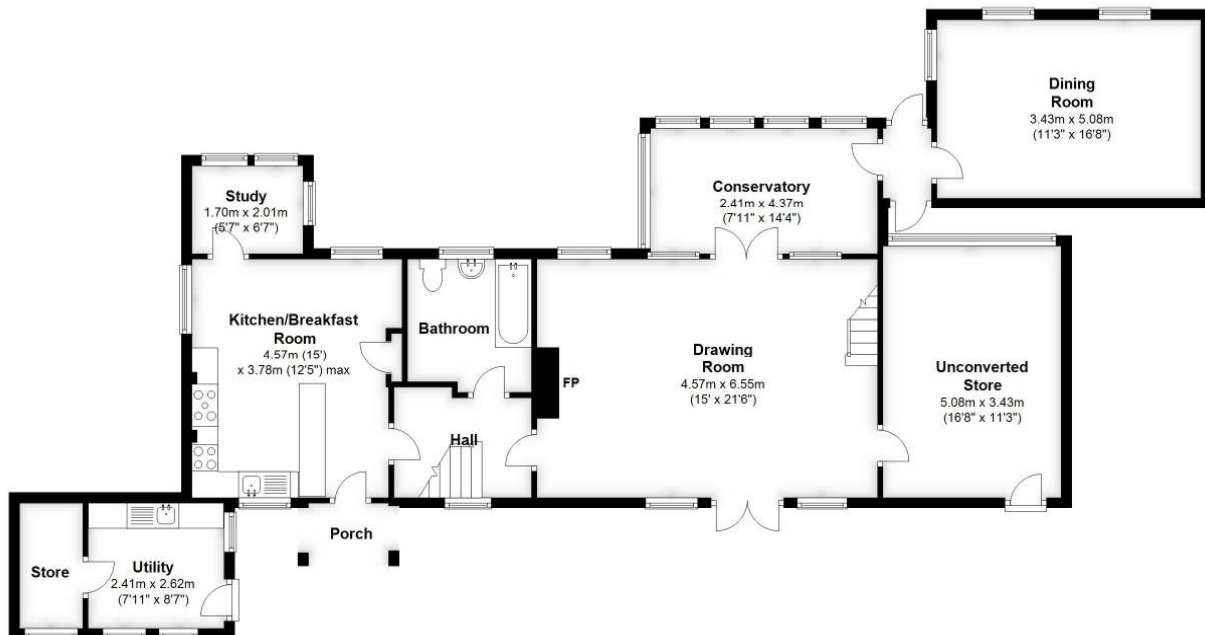






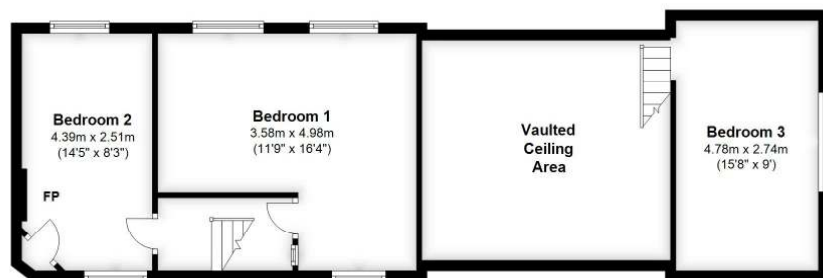
Ground Floor

Approx. 120.9 sq. metres (1301.1 sq. feet)



First Floor

Approx. 68.8 sq. metres (740.2 sq. feet)



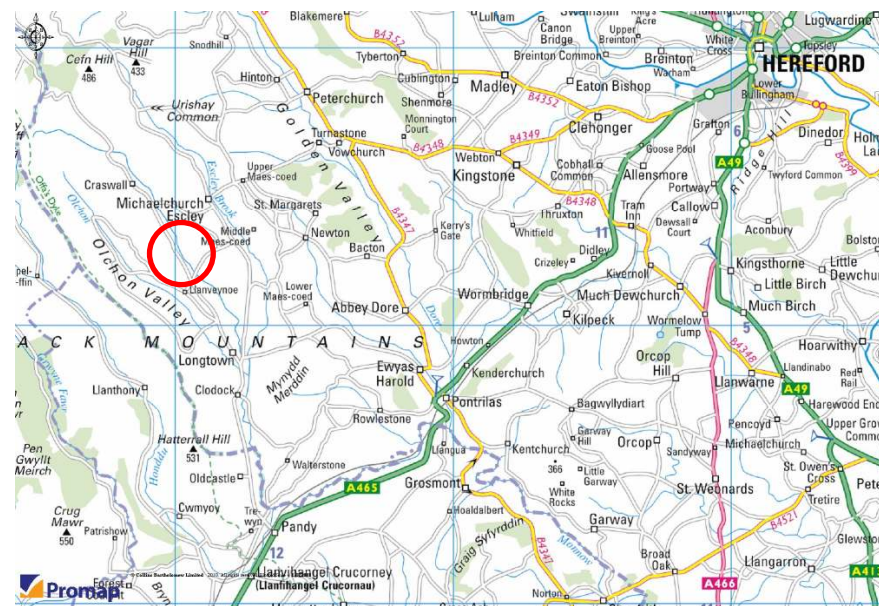
Total area: approx. 189.6 sq. metres (2041.3 sq. feet)

Floorplans are for guidance purposes only and should not be taken as accurate. Brightwells Ltd
Plan produced using PlanUp.

Directions

From Hereford, proceed in a southerly direction on the A465 towards Abergavenny. After approximately 12 miles, turn right towards Ewyas Harold and Abbeydore. Continue through the village, passing over a small bridge, and turn left to Longtown. * Continue on this road for approximately 4.5 miles and eventually bear left at the T junction and then right and right again into the centre of Longtown village. Proceed through the village, for approximately 1 mile, and after passing a right hand turning for Michaelchurch (adjacent to a farm) continue towards Craswall. After a further 200 yards there is a gate on the left and track leading diagonally across two fields to Little House.

From Abergavenny: proceed for approximately 14 miles on the A465 towards Hereford passing through the village of Pandy and on entering Pontrilas turn left into Ewyas Harold and follow the directions as above *.



Viewing: Strictly through the agents:
Brightwells, 46 Bridge Street, Hereford HR4 9DG
property@brightwells.com | 01432 343800 | brightwells.com

Brightwells

Est. 1846

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.



A truly magical property

