

To be sold at an early date.

Clodock, Near Longtown, Herefordshire, HR2 0PE.

This small holding is situated amidst unspoilt countryside close to the border with Wales and the Black Mountains and enjoys superb outlooks over the Monnow Valley under the backdrop of the surrounding hills. Clodock is a small, scattered community that is only about a mile from the village of Longtown with its Primary School, Post Office & Stores, Village Inn and a Village Hall, whilst the important centres of Abergavenny and Hereford with a wide range of facilities are about 10 and 17 miles distant respectively, there being a vast range of facilities including Railway Stations at both of these centres as well as a dual-carriageway connecting to the national motorway network at the former.

Sale Particulars of:

The Compact Smallholding
Extending to some 15 acres (or thereabouts)
Ideal for small scale farming or for those with equestrian interests



LOWER GARN

The single storey dwelling is of cavity concrete blockwork construction, rendered and whitened standing under a pitched, felt surfaced roof, oil-fired central heating is installed as well as principally uPVC framed double glazed windows. The accommodation provides all of the essentials for modern day living but would benefit from some further works, it currently comprises:

On the Ground Floor:

External entrance door to

KITCHEN 9'3" x 9'2" with suspended board floor, part tiled walls, range of base and wall units with drawer and cupboard space, a single drainer stainless steel sink unit with ¼ turn taps, one double panel radiator, one double and three single power points and an electric cooker recess with a cooker panel over. A sliding door leads through to an **INNER LOBBY** 5'6" x 2'9" with an obscure glazed door to



SITTING ROOM enjoying views over the front garden towards the Black Mountains and 18'9" x 10'10" with a suspended board floor with fitted patterned carpet, a feature fire canopy and a quarry tiled hearth. There is one double panel radiator, three double power points, four wall light points and a part glazed door to the exterior.



Also with access off the lobby is the

BATHROOM 6'2" x 5'7" with a suspended board floor, three-piece white suite of close-coupled low flush w.c., a pedestal wash hand basin with ¼ turn taps, a polycarbonate bath with mixer shower and ¼ turn taps and with a splashback to rear. One double panel radiator. Linen Cupboard with fitted slat shelving.

DOUBLE BEDROOM (1) with rear aspect, suspended board floor having a fitted carpet, 12'1" av. x 9'2" dark-wood finished wardrobe with a central vanity unit, central heating room-stat, one double panel radiator, one single power point and a telephone point. Recessed Cupboard housing the Ultra-Violet water treatment filter and the central heating controls.

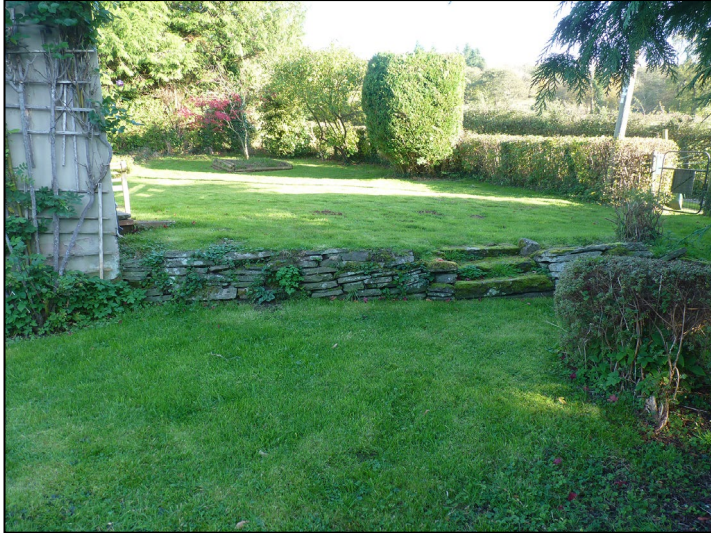
BEDROOM (2) the suspended board floor having a fitted carpet there being one double panel 9'2" x 9'2" radiator and one single power point.

An external access at the rear leads into a cavity block-work **EXTENSION**, which requires finishing works including plastering, but with the first fix of plumbing and electrics in situ. There is a half-glazed door into a **LOBBY** 7'6" x 4' with a concrete floor, a door to **BEDROOM (3)** 10'10" x 10'4" with two aspects, again having a concrete floor and a timber-clad ceiling. There is provision for four double power points.

BATHROOM 8'7" x 6'5" with a concrete floor and a rear aspect.

OUTSIDE:

The property is approached from the public highway over a part



concrete surfaced driveway, which belongs to the property, but over which adjacent property owners have a right of way. A short spur off the driveway, just above the dwelling, is shaded by well-established conifers and provides parking space for at least two vehicles. There is a pedestrian gateway into the gardens, which are down to lawn on various levels enclosed by fences and hedges with various shrubs, stone features and a small feature pond. Close to the dwelling at the upper end is a useful **Storage Container** 20'11" x 8'1"

with a timber floor and having fluorescent lighting & power connected as well as a water tap.

THE OUTBUILDINGS:

To the opposite side of the driveway spur, and with separate vehicular access a little further up the driveaway, is a grassed enclosure with a detached **General Purpose Building** 60' x 58' approximately of pole-barn type construction with a mono-pitch corrugated iron clad roof and side-cladding. There is a double doored entrance, the earth floor is on two principal levels, the upper section including two loose boxes, whilst the lower section is sub-divided by concrete blockwork walls into ten rearing pens.



THE LAND: To the north and west of the garden enclosure is a small pasture field, well sheltered on three sides by a band of mixed broad-leaf and coniferous trees. The remaining land, virtually all of which is down to pasture, is comprised in three fields with a combination of fences and hedges as well as a good number of mainly deciduous hedgerow trees. The lower field runs to the roadside and is flanked by the driveway on its northern side, whilst there are two other fields running upwards to the east. These have two small surface water courses and a small pond surrounded by trees and provide interesting habitat as well the potential for the watering of livestock. In one of the upper enclosures, near to its entrance gateway off the driveway, is a **Stock Shelter** 39' x 19' approx. of timber construction with steel and timber side panels, this building being in need of some maintenance. The land has a westerly aspect and is accordingly well in the eye of the afternoon sun.

SERVICES: Mains electricity is connected. Private water piped from a spring rising on a neighbouring property. Drainage is to a private drainage system, believed to be a septic tank and soakaway. Oil fired central heating from a boiler installed externally in a purpose-made cabinet. None of the services, nor any of the fixtures and fittings included in these sale particulars has been tested.

TENURE: Freehold

POSSESSION: Vacant Possession will be available upon completion.

OUTGOINGS: The property is understood to be in Band "A" for council tax purposes.

RIGHTS OF WAY, EASEMENTS, WAYLEAVES, ETC., The property is sold subject to and with the benefit of any easements, wayleaves and rights of way which may exist.

PLANNING PERMISSION: It should be noted that the property is **NOT** subject to an Agricultural Occupancy Condition and is accordingly suitable as a home for persons with other occupations.

PRICE: Offers in excess of £300,000 are invited.

VIEWING: Strictly by Appointment through the Sole Agents.

APPROACH: The property is best approached from Longtown by proceeding in a southerly direction towards Pandy/Abergavenny, after about 2/3 mile taking the left hand turning immediately after Clodock Church into Hunthouse Lane. Drive past the Cornwall Arms on one's left hand side, over the river bridge and continue for about 1/3 mile and the concreted entrance to the premises will be found on one's left hand side marked by a "For Sale" flag board. The post code of the property is HR2 0PE, but this may well not get you to the door. The what3words location of the parking area is: "[glows.tractor.branching](https://www.what3words.com/?w3w=glows.tractor.branching)".



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

- a. These Particulars are prepared for the guidance only of prospective purchasers and are intended to give a fair overall description of the property.
- b. Any area measurements referred to, are approximate only.
- c. The descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.
- d. The 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.

Energy performance certificate (EPC)

Lower Garn
C1218 From Clodock To Oaklea
LONGTOWN
HR2 0PE

Energy rating

E

Valid until:

27 November 2034

Certificate number:

2237-3944-8209-1394-5200

Property type

Detached bungalow

Total floor area

73 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is E. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

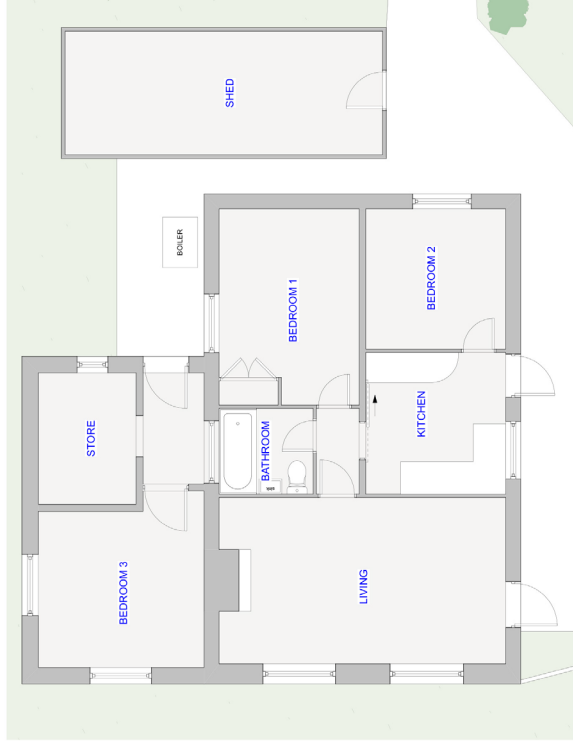
Score	Energy rating	Current	Potential
92+	A		105 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		



Scan the QR Code for the full energy performance certificate.

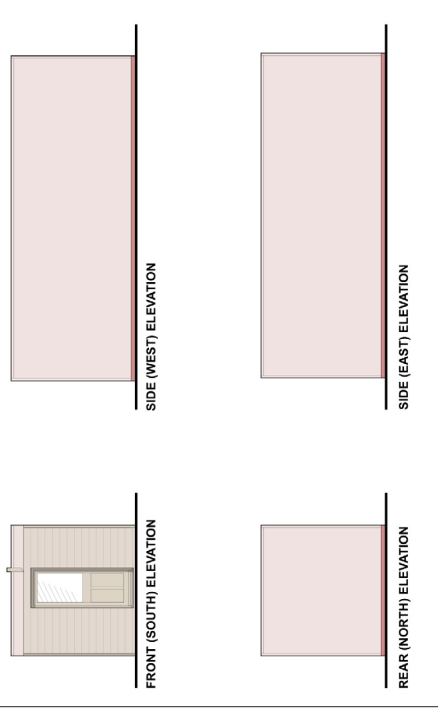
FLOOR PLAN

1:50@A1, 1:100@A3



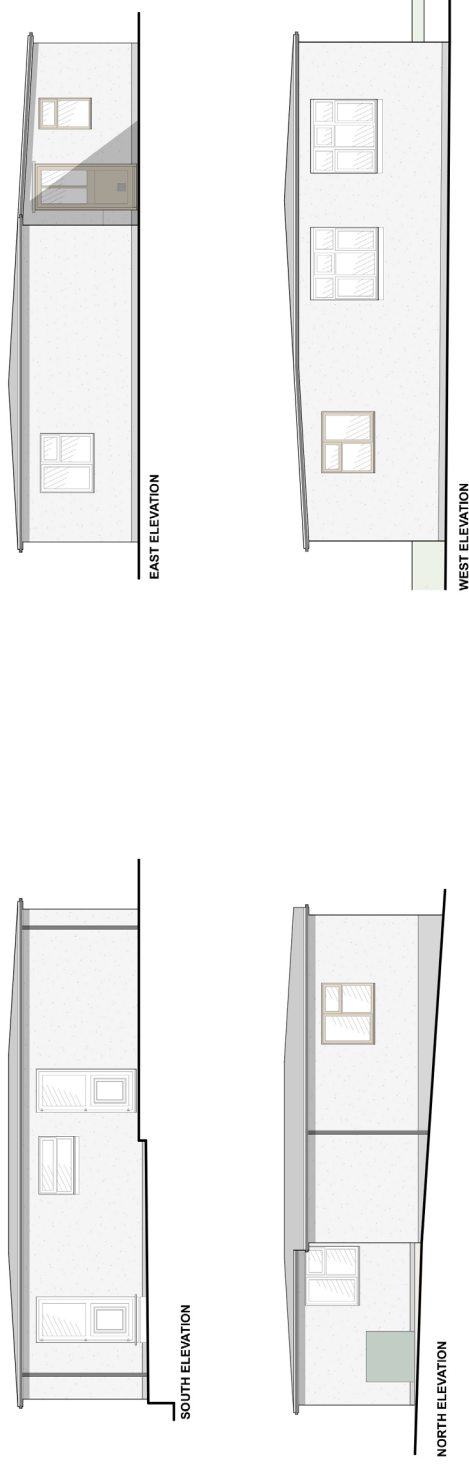
SHED ELEVATIONS

1:50@A1, 1:100@A3



HOUSE ELEVATIONS

1:50@A1, 1:100@A3



- 1 Responsibility is not accepted for errors made by others in scaling from this drawing. All construction information should be taken from figured dimensions only.
- 2 Any discrepancies to be referred to the Architect.
- 3 This drawing is to be used in conjunction with all relevant specifications and other drawings issued by the Architect and other specialists.
- 4 This drawing is copyright and is not to be reproduced without RRA permission.
- 5 IF IN DOUBT, ASK.

SURVEY ISSUE

STRUCTURAL INFORMATION INDICATIVE ONLY.
SHOWN FOR CO-ORDINATION PURPOSES
PLEASE REFER TO STRUCTURAL ENGINEERS
SPECIFICATION

PLEASE NOTE NO MANHOLES WERE LIFTED
AND THE RESULTS OF THE LIFTING
CONTRACTOR IS REQUIRED TO INSPECT THE
DRAINAGE SYSTEM TO ENSURE ANY PROPOSED
RUNS WORK PRIOR TO COMMENCEMENT

Revision Description	Date	Check	Rev



RRA Architects Ltd

100, High Street,
Worcester,
HR2 2AA

T 01432 276 707

E enquiries@raarchitects.com

www.raarchitects.com

Registered
Telephone: 01432 276 707

Chartered
Telephone: 01432 276 707

London
Telephone: 01432 276 707

Worcester
Telephone: 01432 276 707

Project:

Lower Garn,
Clodock,
HR2 0PE

Drawing Title:

Existing Floor Plans and Elevations

Survey	Date	Drawn By
Survey	MAY 2024	RJB
Check No.	Revision	Scale
4821-003		1:50@A1



Note: All landscaping indicative, for contextual purposes only.



Plan of Lower Garn Clodock



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