



# THE THRESHING BARN

Brook Farm , Longtown, HR2 0PG

Guide price: £275,000

The Welsh Black Mountains serve as a striking backdrop to this stone-built former threshing barn which has planning permission to be converted into an impressive four-bedroom home.

The plot - over one acre in size - is tucked away in a wholly tranquil and remote corner of the south Herefordshire countryside, in a setting that is unspoiled by any sound, except a delightful variety of birdsong, the gush of a nearby stream and a tranquil bubbling brook.





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## Location

The nearest village of Longtown is set within the Olchon Valley, Herefordshire's best-kept secret. This scenic and diverse valley is enveloped by the Black Mountains of south Wales and therefore boasts stunning views and rich wildlife.

The village is well-appointed; there is a family-run country inn, an award-winning independent village shop and post office, a village hall, an art studio and a primary school that is graded 'Good' by Ofsted. There is also a 12th-century castle which is clearly visible from Brook Farm.

From the property, there is a scenic stroll into the heart of Longtown. It is also worth noting that the Offa's Dyke footpath - a walking trail that spans 177 miles along the English-Welsh border and passes through diverse landscapes - runs close to Longtown and therefore the hike is easily accessible.

## The plot at a glance

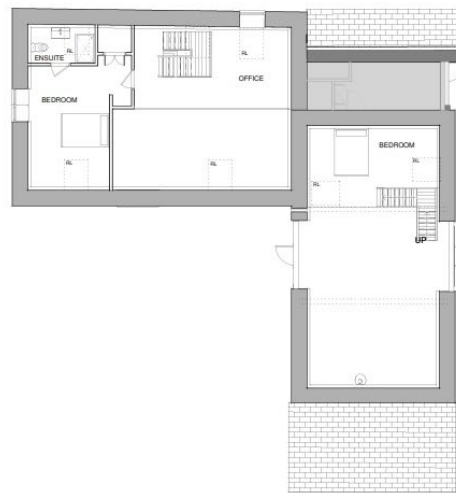
Herefordshire Council granted planning permission (ref: 240880) on October 14 2024, to convert and partially re-instate this stone barn to create a characterful home - of approximately 200sqm - plus a detached garage with an EV charge point.

Once completed, the property would have four bedrooms, two of which would have en-suite facilities. There would also be an open-plan living arrangement, a separate sitting room and a home office.

The home would be encircled by its grounds of approximately 1-1.5 acres, which would include a paddock at the rear - offering ample space to keep goats, sheep, ponies or chickens.



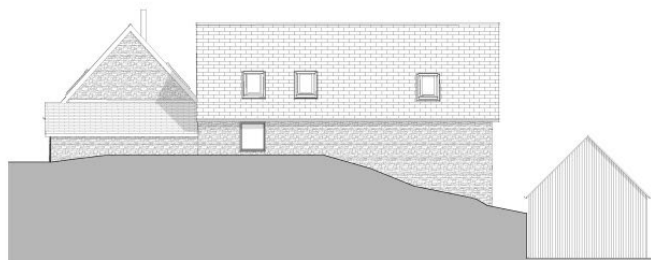
Proposed floor plan- Stone barn  
1 : 100



Proposed first floor- Stone barn  
1 : 100



Proposed- South west elevation  
1 : 100



Proposed- North east elevation  
1 : 100

## General

### Directions

Beginning at Longtown Village Hall, turn right and, after 440m, at the junction, turn left towards The Crown Inn, then turn left again. Pass Hopes Village Shop on the right-hand side of the road, exit the village and keep to the single-lane county road for around 270m. After the hump-back bridge over a stream, take the right-hand turning towards Ewyas Harold and stay on this road for approximately one kilometre, before taking the right-hand turning onto a track, denoted as Brook Farm. Keep to this road for around one kilometre and the threshing barn will be found on the left-hand side.

What3Words: importing.private.kindness

### Distances

Longtown 1 mile \* Abergavenny 10 miles \*  
Hay on Wye 14 miles \* Hereford 17 miles \*  
Monmouth 19 miles \* Ross-on-Wye 22 miles \*

Agent's note: We are advised that the plot size is around 1.5 acres, but this would need to be verified by your solicitor.

The main image and large image on page 3 have been computer generated to give an impression how the finished barn would look.



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HR9 7DY

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### Important Notice

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.