



Arrow Green , Eardisland, Leominster, Herefordshire HR6 9BG

Unique and Individually Designed, Detached Village Property. Guide Price £420,000



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Leominster
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LOCATION

Arrow Green is situated in a quiet rural location on the fringe of the Historic riverside village of Eardisland. The village has two pubs, The White Swan and The Cross Inn which has been newly refurbished, a community shop, tea rooms, Church, village hall and thriving local community. The neighbouring villages of Kingsland and Pembridge offer outstanding primary schools with the market town of Leominster set just 4 miles to the East, where a comprehensive range of amenities can be found including a number of supermarkets, primary and secondary schools, doctor and dentist surgeries and train station. The larger Cathedral City of Hereford is located a little further to the South.

HISTORY

Arrow Green was built in the 70's on the site of what was once the village bowling green. The lady owner of Arrow Bank, who also owned the bowling green land, commissioned the architects of Hereford Cathedral to construct this distinctive house with its soaring entrance hall and copper roof. A keen gardener she wanted a sunny, light filled house overlooking her secluded garden. She overlooked every detail of the design even ensuring that the bedroom windows were positioned to perfectly frame the park-like view when sitting up in bed. In the current owner's family since the 80's, the house was thoroughly insulated when reclad in cedar at first floor level eight years ago and the brick walls injected with foam.

BRIEF DESCRIPTION

This truly unique and individually designed property offers deceptively spacious oil-fired centrally heated and partially double-glazed accommodation set over two floors. Approached from the gravelled driveway, the front door with large canopy-style porch over, opens to a spacious and light reception hallway with a staircase leading up to a galleried landing and doors leading off to the dining room, which has windows overlooking the gardens and has an archway leading through to a spacious family living room with central fireplace forming a feature with brick surround and polished wooden mantel which continues to the one side of the chimney breast providing television/display shelving with further shelves fitted both below and above. There is a window to the front elevation and glazed French doors with matching panels to either side opening to the lovely gardens to the rear. Leading off here is a door to a sitting room/study which could also be utilised as a ground floor bedroom if required, with double-glazed window overlooking the gardens to the rear and built-in cupboard storage. Off the dining room, is a door to the kitchen which comprises a range of matching units, tiled work surface and inset stainless steel sink unit. Forming a feature to the kitchen is an oil-fired AGA and there is planned space for

- Truly Unique Detached Home Set In The Picturesque North Herefordshire Village Of Eardisland
- Offering Individually Designed, Flexible 3/4 Bedroomed Accommodation
- Set in Good Sized Mature Gardens with Outlook Over The Neighbouring Countryside
- Ample Driveway Parking & Single Attached Garage

an electric cooker, fridge and dishwasher. There is a built-in pantry and separate larder cupboard and window to the side elevation overlooking the neighbouring countryside. A door from the kitchen leads out to the side garden room/conservatory which has stainless steel sink with rolled edge work surface, cupboards below and space and plumbing for washing machine. A door out to the gardens, double-glazed windows to the side and a linking door to the single garage. Also on the ground floor, leading off the reception hallway, is a downstairs cloakroom.

The first floor accommodation includes a lovely light and spacious galleried landing with doors leading off to bedroom 1. a spacious and light double bedroom with built-in wardrobes, windows to two elevations and linking door through to bedroom 2. again, lovely and light with window overlooking the gardens and built-in wardrobes and a door also providing access off the landing. The third bedroom also accommodates a double bed, has a window to the front elevation and built-in wardrobes. Also on the first floor is a spacious family bathroom with a suite in white to include a panelled bath, low flush w.c. and pedestal hand wash basin with window to the front elevation.

Outside, the property is set in good size gardens, approached via its own private gravelled driveway providing ample off-road parking and turning, which in turn leads to the single garage with a timber-framed wood store to the side of the garage and oil tank to the rear for the central heating. There is gated access to either side of the property which leads around to the good size westerly facing garden which is principally laid to lawn with mature floral and shrub borders and patio area to the rear of the property with the French doors opening out onto it from the living room.

Viewing is highly recommended to fully appreciate the individual character of the property and its desirable location.

SERVICES

- Mains Electricity and Water.
- Private Drainage.
- Oil fired central heating
- Telephone (Subject to B.T. Regulations).

OUTGOINGS

Council Tax Band: E.

LOCAL AUTHORITY

Herefordshire Council. Telephone 01432 260000.

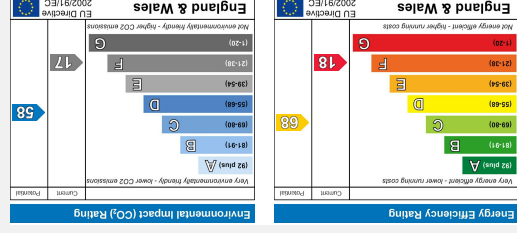
VIEWING

Strictly by prior appointment through the Agents, Jackson Property. Telephone 01568 610600.

Jackson Property (Leominster)







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The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor.



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