



Crabtree Cottage, Lyme Lane, Eardisland, Leominster, Herefordshire HR6 9BG

Period Extended 2 Bed Cottage with 1 Bed Detached Annexe Guide Price £425,000



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Eardisland
Leominster
Herefordshire
HR6 9BG
Guide Price £425,000**

LOCATION

Crabtree Cottage 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 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.

BRIEF DETAILS

This charming detached half timbered cottage offers character accommodation set over two floors, approached to the rear, the front door opens to a reception hallway/porch which in turn leads to a further inner hallway. A latched door leads through to the good sized living with feature stone inglenook fireplace with stove and former bread oven to the side and a wealth of exposed ceiling timbers. A further door leads off to a separate dining room with boiler room/utility off with a door from the dining room also leading to the kitchen. The kitchen offers a range of base and wall units with an electric AGA forming a feature to the room with space also for a breakfast table. A stable door then leads to a garden room/conservatory to the rear

- Charming Half Timbered Cottage Set On Fringe Of Rural Village Requiring Some Updating/Refurbishment
- Offering 2 bed Accommodation With Extended Ground Floor Living Space To Include 3 Reception Rooms, Kitchen & Garden Room
- Separate Detached 1 Bed Annexe, Ample Parking & Single Garage
- All Set In Extensive Gardens & Grounds Of Approximately Three Quarters Of An Acre

which overlooks the gardens. In addition to this there is a separate snug/sitting room off the inner hallway and cloakroom/wc. There is also a large cellar accessed from the reception hall/porch (limited head height). A staircase from the inner hallway leads up to the first floor landing which has doors leading of to all rooms. The master bedroom benefits from a large walk in wardrobe which also houses the hot water tank, the second bedroom looks out to the front elevation and the bathroom comprises a Victorian style rolled edge bath with mixer tap with shower attachment, high flush wc and hand wash basin.

ANNEXE

The property also benefits from a separate half timbered detached annexe to the side of the cottage which offers accommodation to include an open planing living/dining kitchen room and separate double bedroom with shower room off.

OUTSIDE

The property is set in a truly delightful rural location with the gardens and grounds extending to approximately three quarters of an acre, approached via the driveway. There is an ample parking and turning area with the benefit of a detached single garage to the rear. The gardens them selves are laid principally to lawn with a number of mature ornamental trees together with garden pond and summerhouse.

AGENTS NOTES

The property does require some updating/refurbishment.







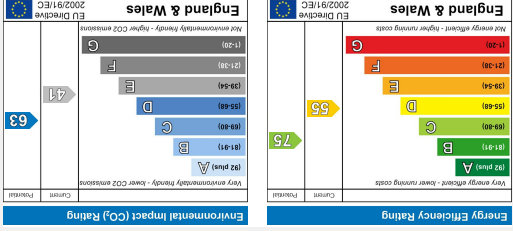
SERVICES
Mains Electricity and Water. Private Drainage
Oil Fired Centrally Heated. LPG Bottled Gas

OUTGOINGS
Council Tax Band: E

LOCAL AUTHORITY - Herefordshire Council
VIEWING
Strictly by prior appointment through the Agents.

DIRECTIONS

From Leominster proceed West on the B4529 for approximately 4 miles into the village of Eardisland. On entering the village turn right just before the bridge into Lyme lane and proceed along this lane for approximately a quarter of a mile and the property will be found on your right.



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Plans produced using Planity.

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