



## Toad Hall, Eardisland, Leominster, Herefordshire HR6 9BE

Detached Grade II Listed 3 Bed Cottage In Picturesque Village Setting

Asking Price £450,000





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Eardisland  
Leominster  
Herefordshire  
HR6 9BE  
Asking Price £450,000**

**LOCATION**

Toad Hall is a delightful detached thatched cottage which has been lovingly improved and updated by the current owners to offer very comfortable accommodation in this very picturesque North Herefordshire village of Eardisland. The village has two Pubs, The White Swan and The Cross Inn which has recently been 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 just 4 miles to the east where a comprehensive range of amenities can be found. The larger Cathedral City of Hereford is located a little further to the south.

**BRIEF DESCRIPTION**

Toad Hall is a wonderful thatched cottage having been updated and improved by the current owners to offer comfortable accommodation comprising of a boot/utility room with space and plumbing for washing machine and tumble dryer. An oak door leads through into the kitchen which is a light and airy room fitted with a bespoke Minerva kitchen with a good selection of kitchen units with wooden worktops, a Belfast sink, electric Esse range cooker, fitted integral dishwasher and fridge-freezer. There is ample space for dining or entertaining with a door opening out onto the garden to the rear and fitted with spotlights and wood effect vinyl flooring. The living room has windows to the front and rear, again a very light and airy room with a feature inglenook fireplace with inset woodburning stove, and original front door to the front. An oak door leads through to the snug with stairs rising off to the first floor and window to the front. This area of the property is versatile and can be apportioned off if you have guests or an independent relative staying at the property. A further door leads through to the ground floor bedroom and en-suite bathroom fitted with a comprehensive 3 piece white suite. Leading up to the first floor, the property has a wooden staircase with a wealth of exposed beams leading to a landing which would be ideal as a reading area and access off to an additional shower room with shower cubicle, low level w.c. and wash hand basin. There are two additional double

- Set In The Tranquil Rural North Herefordshire Village Of Eardisland This Stunning Grade II Listed Detached Property Has Been Sympathetically Updated
- Offering Characterful 3 Double Bedroomed Accommodation Including 2 Reception Rooms, Refitted Kitchen/Dining Room & Utility/Boot Room
- With The benefit Of Pleasant Mature Gardens, Ample Driveway Parking , Large Workshop & Summer House

bedrooms, a further well fitted shower room and a study area to the second landing with additional wooden staircase leading back down to the kitchen on the ground floor. The property has charm in abundance throughout and has been completed to a very good standard by the current owners to offer light and characterful accommodation.

Outside, the property has a cottage style garden which is of a very good size and mostly laid to lawn at the front with mature hedging creating a screen for privacy, a good selection of maturing shrubs and flowering plants with ample driveway parking space via a gravelled driveway to the front. The property also has a very useful workshop which is fitted with light and power. There is a summerhouse which would make an ideal home office or hobby room.

The Agents strongly recommend early inspection to appreciate the character and the charm of this wonderful thatched village property.

**SERVICES**

Mains Electricity, Gas & Water. Private Drainage via a Septic Tank.

**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.

**DIRECTIONS**

Leave Leominster along Bargates, at the first mini island take the second exit, continue to follow the road along where the road forks, take the right hand fork and follow the road to the village of Eardisland. Over the bridge, continue along through the village where the property can be located on the left hand side.

**Jackson Property (Leominster)**

for themselves and the vendors of the property, whose agents they are, give notice that these particulars,









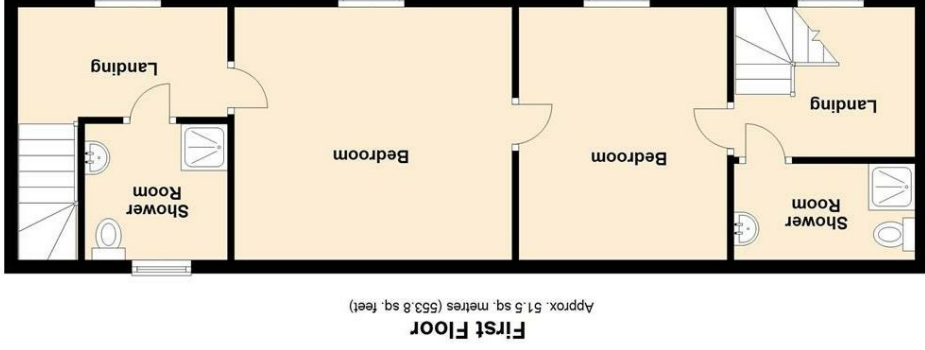
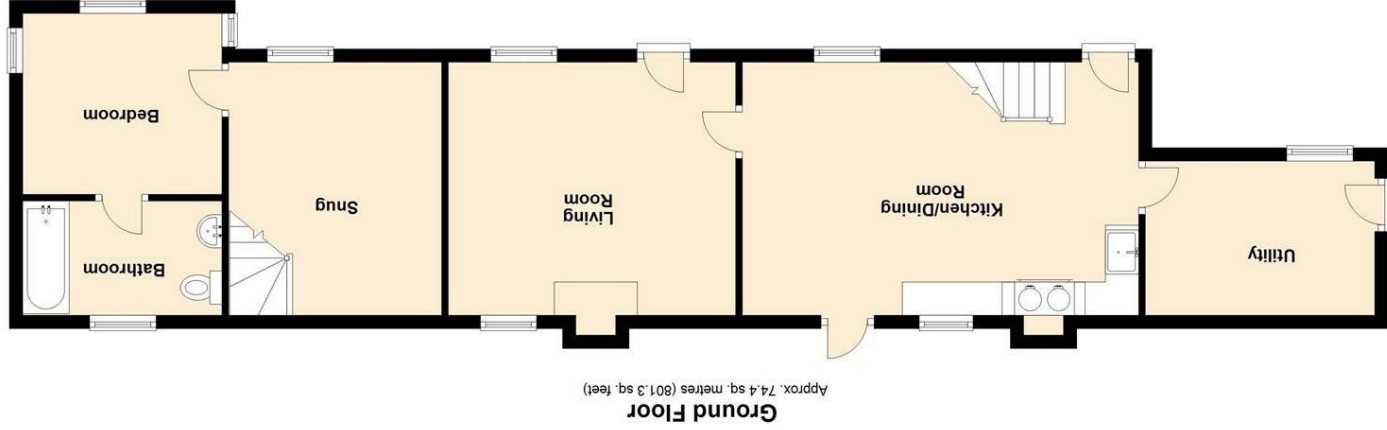


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The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status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

## ROOM MEASUREMENTS

**GROUND FLOOR**  
 KITCHEN/DINING ROOM - 19'7 x 12'6 (5.97m x 3.81m)  
 LIVING ROOM - 14'2 x 12'5 (4.33m x 3.79m)  
 SNUG - 12'2 x 10'7 (3.71m x 3.22m)  
 UTILITY ROOM - 11'4 x 7'8 (3.45m x 2.33m)  
 BEDROOM 3 - 9'11 x 8'11 (3.01m x 2.72m)  
 BEDROOM 1 - 14'1 x 12'5 (4.28m x 3.79m)  
 BEDROOM 2 - 12'10 x 10'4 (3.92m x 3.14m)



Total area: approx. 125.9 sq. metres (1355.2 sq. feet)

Jackson Property may be entitled to commission from other services offered to the Client or a buyer including but not only the following services: Conveyancing, Mortgage, Financial advice, Surveys etc. An average referral fee is defined as £100+vat.