



Riverside Cottage , Eardisland, Leominster, Herefordshire HR6 9BW

Charming Grade II Listed Cottage In Stunning Rural Village Location Asking Price £349,500



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Eardisland
Leominster
Herefordshire
HR6 9BW
Asking Price £349,500

LOCATION

Riverside Cottage is set in an idyllic location in the heart of the picturesque historic village of Eardisland overlooking the river Arrow. The village has two pubs, The White Swan and The Cross Inn which has been recently 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 and the ever popular south Shropshire town of Ludlow is also close by.

BRIEF DESCRIPTION

A private gated access from the river bridge in the centre of the village leads down to this charming, half timbered detached cottage, nestled in a unique position overlooking the river Arrow. The property offers a wealth of character and charm throughout, approached from the rear a solid wood door opens to a generous reception hallway which provides additional living space to the cottage, with dual aspect, exposed wall and ceiling timbers with under stairs storage space and bookshelf to the back of the stairs. The delightful family sitting room leads off with a brick and stone inglenook fireplace forming a lovely central feature with inset stove effect gas fire with original bread oven to the side with wooden mantel above and further exposed wall and ceiling timbers. The room benefits from a dual aspect and has a front external door which is partitioned off from the room my attractive glazed panels. A further archway from the reception hallway leads through to the separate dining room with large window overlooking the rear garden, brick recessed fireplace with inset gas stove and ample space for a family dining table. A doorway then leads through to the spacious kitchen/breakfast room which offer a comprehensive range of fitted units, including dresser style unit and additional wall shelf, tiles work surfaces and double drainer stainless steel sink unit. There is a planned space for range style cooker and space and plumbing for slimline dishwasher, windows to front and rear elevations and space for breakfast table. A doorway then leads through to the rear hallway/utility with space and plumbing for washing machine, sink and further space for upright fridge freezer. There is a useful built in cloaks cupboard and door giving access to the front. The bathroom is located off the rear hallway and offers a suit to include panelled bath with shower over, low flush wc and pedestal hand wash basin.

A staircase from the reception hallway leads up to the first

- Set In The Heart Of The Picturesque North Herefordshire Village Of Eardisland Overlooking The River Arrow
- A Charming Half Timbered Grade II Listed Detached Cottage
- Offering Charming 3 Bedroomed Accommodation Including 2 Reception Room & Kitchen Breakfast Room
- Set Along The River Arrow With Pleasant Mature Gardens & Useful Gardens Outbuildings/sheds

floor landing with attractive exposed wooden floor boards and doors leading off to all rooms. The master bedroom benefits from a dual aspect with outlooks to the rear garden and River Arrow, a large double bedroom with ample space for furnishings and attractive exposed timbers. Bedroom 2 is also a good sized double bedroom benefits from the outlook to the rear and access to useful under eaves storage. Bedroom 3 is a charming room with exposed wall timbers and floorboards and views over the rear gardens with a separate cloakroom off the landing with low flush wc and hand wash basin.

Outside the cottage is set in the heart of the idyllic and picturesque village of Eardisland in an enviable position alongside the River Arrow. The formal rear gardens form a lovely feature to the property, laid principally to lawn with attractive mature and well stocked floral and shrub borders which overlook the River Arrow and provide a stunning outlook. There cottage is access from the front via a private gated access from the river bridge with the benefits of a good sized detached outbuilding providing storage and a further timber framed garden shed.

Viewing is a must to full appreciate this delightful detached cottage and its beautiful location

SERVICES

Mains Electricity, Water and Gas.
Shared Private Drainage
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.

DIRECTIONS

Proceed from Leominster to Eardisland, over the river bridge and park in the village car park on your left just before the Cross Inn, From here you can easily walk to the property which is accessed of the river bridge via a signed gated path.

Jackson Property (Leominster)

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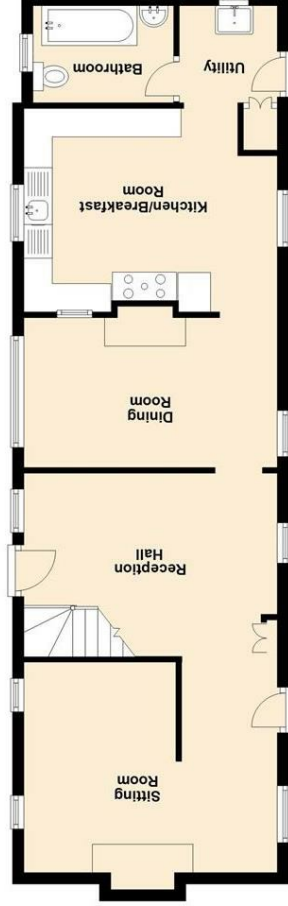


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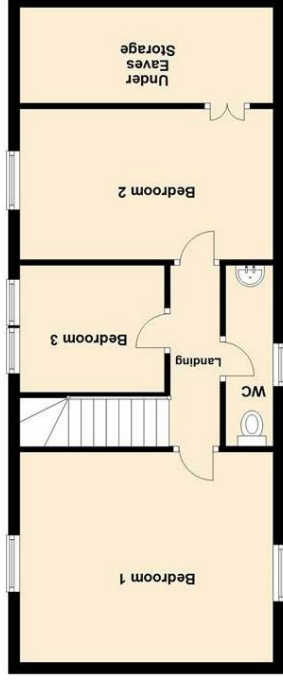
The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification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

ROOM MEASUREMENTS

- GROUND FLOOR
- RECEPTION HALLWAY - 14'7" x 10'8" (4.45m x 3.25m)
- KITCHEN - 13'11" x 12'0" (4.24m x 3.66m)
- DINING ROOM - 13'8" x 8'11" (4.17m x 2.72m)
- SITTING ROOM - 15'0" x 12'2" (4.57m x 3.71m)
- BATHROOM - 7'7" x 5'10" (2.31m x 1.78m)
- FIRST FLOOR
- BEDROOM 1 - 15'3" x 12'2" (4.65m x 3.71m)
- BEDROOM 2 - 14'1" x 8'11" (4.29m x 2.72m)
- BEDROOM 3 - 8'6" x 7'7" (2.59m x 2.31m)



Ground Floor
 Approx. 67.7 sq. metres (729.0 sq. feet)



First Floor
 Approx. 51.4 sq. metres (553.3 sq. feet)

Total area: approx. 119.1 sq. metres (1282.3 sq. feet)