



THE LAURELS
Eardisley HR3 6LT



A delightful and pretty country cottage which forms part of a small, scattered hamlet on the outskirts of the well-serviced village of Eardisley.

Guide Price £475,000



Situation and Description

The Laurels occupies a quiet rural location and is one of a number of scattered cottages and houses that lie within easy reach of the larger village of Eardisley. Well serviced, Eardisley includes a primary school, excellent village shop, village pub, active village hall, garage and a regular bus service to the cathedral city of Hereford and to the nearby market town of Kington. The ever-popular town of Hay on Wye is also within easy reach, with its world-famous literary festival which attracts visitors from all over the world.

This pretty cottage offers very comfortable living space and is full of charm and character throughout. Centrally heated, the cottage also includes a good-sized sitting room, a dining room and an impressive and practical l-shaped kitchen/ breakfast room. The gardens are an excellent size and offer plenty of space for a keen gardener, or a young family.



On arrival, an arched canopy porch and front door lead into a welcoming entrance hall with attractive mosaic tiled floor. A large sitting room lies to the left and features a brick fireplace with fitted wood burner, wall lights, a double-glazed window to the front and a bay window to the side with glazed doors to the gardens. On the other side of the hall is a dining room or living room, which has a double-glazed bay window at the front and a brick fireplace with fitted wood burner. An inner hall then provides access to a linen cupboard and through to a study which has fitted cupboards and drawers to one wall. A door then leads through to a side entrance hall which has a tiled floor, access to outside and a door to a very useful and well-equipped ground floor shower room.



At the rear the house has been extended to create a spacious and very practical kitchen/breakfast room which is a feature of this lovely cottage. With a vaulted ceiling and doors leading out to a rear sun terrace that overlooks the gardens this room is the main hub of the house and includes plenty of cupboard space, a twin bowl sink, a fitted AGA, built in oven, 2 ring hob, built in fridge and much more. The kitchen is then supported by a useful utility room which has direct access to outside.

From the inner hall a fully carpeted staircase leads up to the first floor where there are three individual bedrooms, with the two larger

bedrooms both having fitted wardrobes and decorative fireplaces. The bedrooms are then supported by a family bathroom with a free-standing, roll top bath and dual aspect.

Outside

The Laurels is approached from a country lane by its own driveway which provides parking for several cars and leads to a timber garage or workshop (13' x 9'7). The gardens are then a particular feature and lie to the rear and side. Laid mainly to lawn, the garden is very productive with apples, pears, walnut and cherry trees and shrubs as well as floral borders and are enclosed by metal fencing and mixed hedging. A vegetable section includes three raised beds and to the rear of the house a small sun terrace overlooks the gardens.

Services and Considerations

Mains electricity and water.

Private drainage with a Klargester treatment plant

Oil-fired central heating with an external boiler

Tenure freehold

Council Tax Band E

EPC Rating TBC

Broadband <https://checker.ofcom.org.uk/>

Mobile Phone Coverage <https://checker.ofcom.org.uk/>

It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. These and any matters relating to Rights of Way should be checked with your Solicitor or Surveyor.

Money Laundering Regulations Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

If you need help with or are unsure about any of the information contained in these details, please let us know.

Directions

What3words [///sprinter.biggest.dodging](https://www.what3words.com/sprinter.biggest.dodging)

On entering Eardisley from Hereford on the A4111, proceed through the village passing the village shop and take the next left-hand turn to Woodseaves. Continue along the road for approximately half a mile and The Laurels will be found on the right-hand side.



Living Room / Sitting Room / Snug / Shower Room

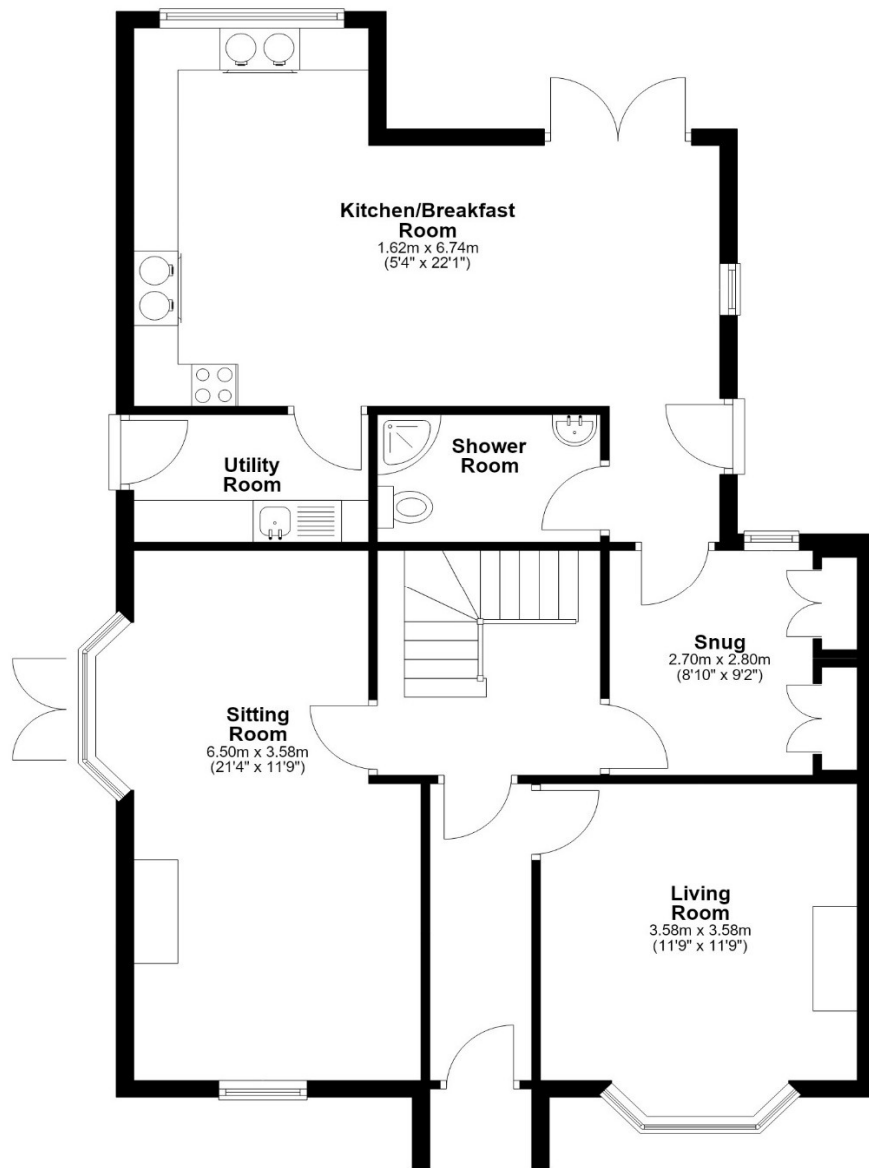




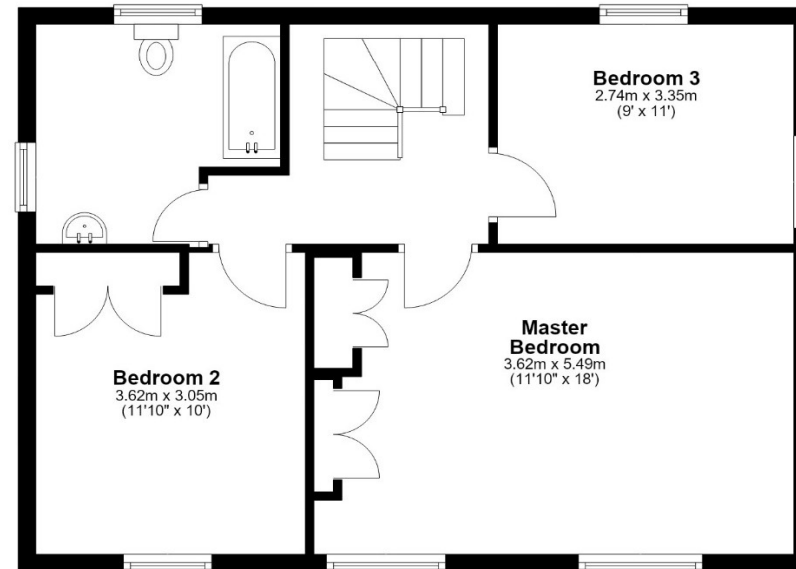


Three individual bedrooms with family bathroom





First Floor



Brookes Bliss

These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

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