



WHITE OAK COTTAGE

Great Oak, Eardisley, HR3 6LU



White Oak Cottage
Great Oak
Eardisley
Hereford
HR3 6LU



Forming part of a quiet hamlet and set well away from main roads, a pretty detached character cottage, set in large established gardens with off-road parking and garage.

Guide Price £525,000

Situation and Description

White Oak Cottage is one of a cluster of individual cottages and houses that surround an ancient oak tree believed to date back some 900 years. Set well away from main roads the cottage enjoys a peaceful setting and is supported by the larger and thriving village of Eardisley. Here there is an excellent village store, church and primary school, with further facilities at the market towns of Hay on Wye and Kington. Hereford then lies some 16 miles away and offers more extensive facilities as well as a mainline train station.

The property itself is Grade II listed and full of character and charm. Set in large and established gardens it offers excellent indoor and outdoor space with three bedrooms, two bathrooms, a fitted kitchen with Aga and oil-fired central heating.

On arrival a porch leads into a useful entrance hall with quarry tiled floor, and plenty of character. The sitting room is a good size and has a flagged floor, fitted wood burner, a window to the front and French doors to the gardens. A separate walk-through dining room has a quarry tiled floor and leads through to the kitchen/breakfast room which has windows on two sides, a range of fitted units, a fitted Aga and exposed timbers. The ground floor space is then supported by a side entrance hall with fitted shelving, a bathroom and separate utility space.

On the first floor there are three main bedrooms, one with a range of fitted units and two with partly vaulted ceilings all with their own individual character, along with a bathroom and small study or boxroom.

Outside

White Oak Cottage is approached from a small country lane by its own gated drive which provides parking and turning space and leads to a small brick-built garage. A path then leads up to the cottage passing through the delightful gardens which are well established and surround the property. They extend in excess of half an acre and are laid mainly to lawn, interspersed with a variety of trees and shrubs, along with herbaceous borders and a sun terrace, outdoor kitchen with sink and cold tap. The gardens are enclosed by mixed hedging and close boarded fencing and provide a good deal of privacy. There are then a number of useful garden stores.

Services and Considerations

Mains electricity, mains water, private drainage, via septic tank and oil fired heating.

Tenure freehold.

Council Tax Rating D

EPC Rating N/A Listed

Tenure: Freehold

Mobile coverage TBC

Broadband TBC

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.

Prospective purchasers: Upon submitting an offer, we will require proof of ID by law for all buyers. A picture ID and a separate address ID together with proof of funding.



Entrance hall leading through to dining room, kitchen and utility/pantry





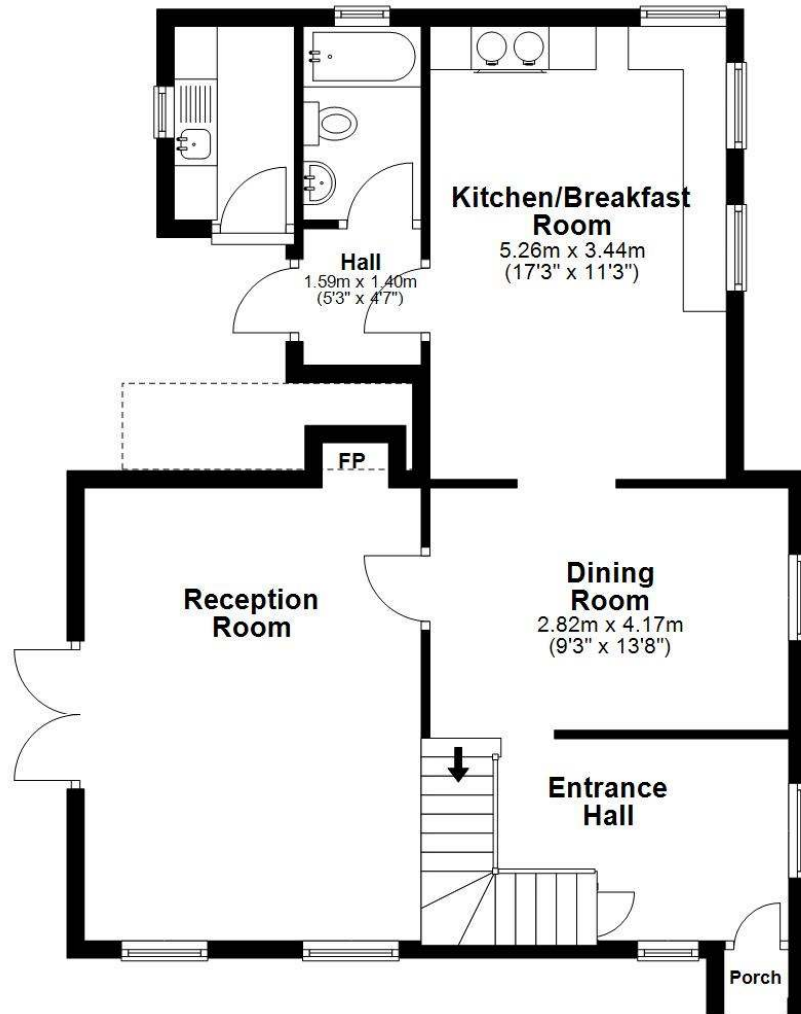




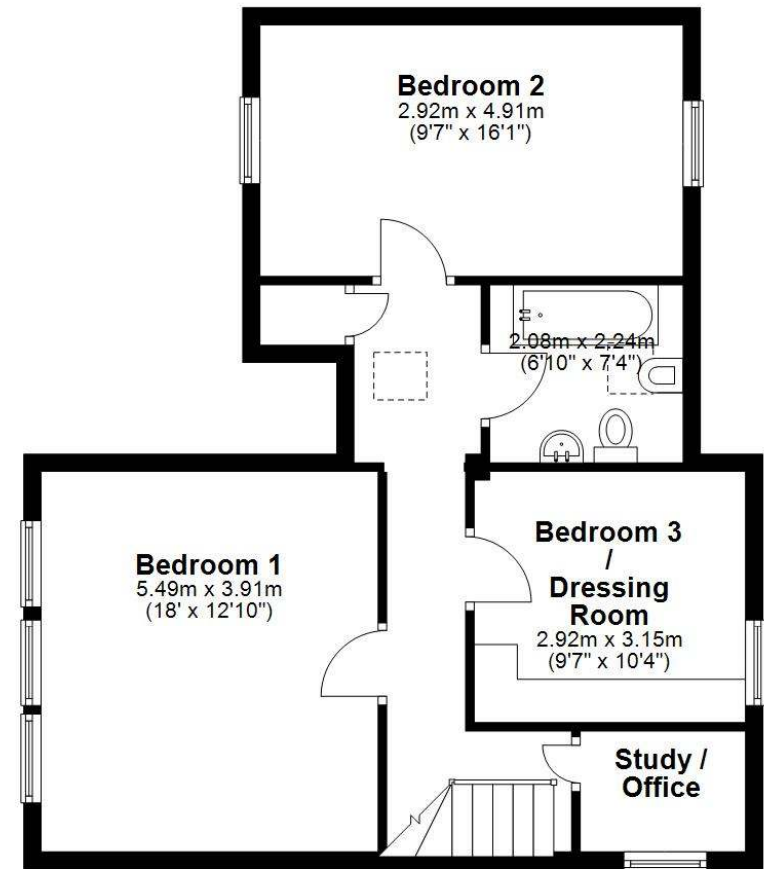
Three main bedrooms supported by a bathroom



Ground Floor



First Floor



Total area: approx. 135.6 sq. metres (1459.3 sq. feet)

Plans created by Brookes Bliss Ltd - Plans are not to be assumed as accurate and are not to scale.
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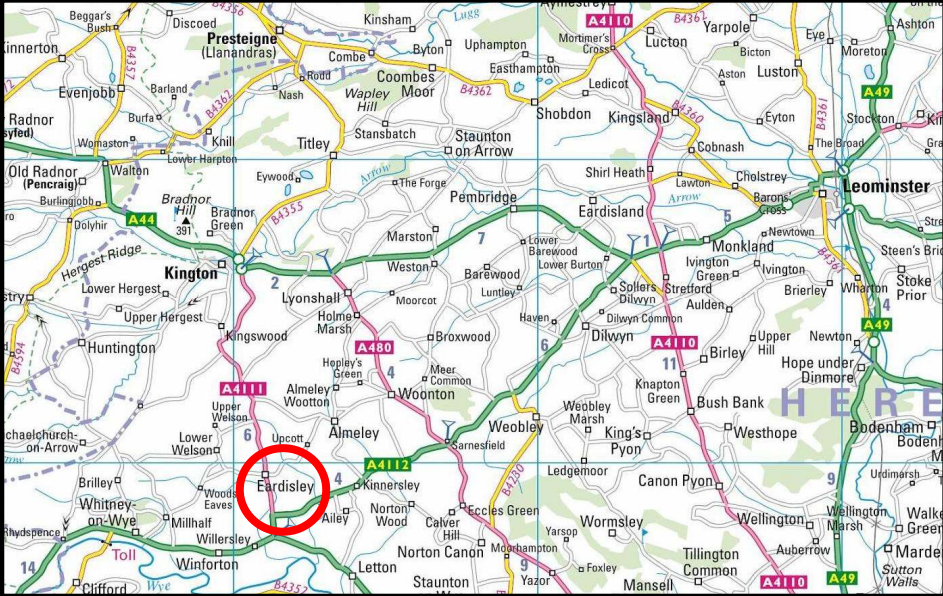
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Directions

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From Hereford take the A438 towards Brecon and continue for about 12 miles. At Willersley, continue straight on as the road becomes (4111) towards Kington and Eardisley. Continue through the village of Eardisley and turn left immediately after the Tram Inn towards Woodseaves. Continue out of the village over a small bridge and continue for a third of a mile up the hill, before turning right passing the Great Oak tree on the right, and after a short distance White Oak Cottage will be found on the right-hand side.





