



**JonathanWright**  
estate agents



**The Mill House , Eardisland, Herefordshire HR6 9BS. £795,000**



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Herefordshire  
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### **PROPERTY FEATURES**

- Detached House
- 3 Bedrooms. 2 En-Suites
- Lounge
- Conservatory
- Sunroom
- Dining Room
- Kitchen/breakfast Room
- Utility Room
- Detached Garage
- Delightful Gardens And Grounds



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The Mill House, Eardisland occupies an idyllic position, having been the original mill house with the mill stream running to the side and under the property with many character and interesting features. but also having been modernised to a good standard with double glazed living accommodation, oil fired centrally heated, having 2 en-suite bedrooms, a third bedroom with a private staircase and all standing in delightful gardens and grounds, with an internal inspection recommended by the selling agents. Eardisland has a village church, 2 village inns, a thriving village community and is only a couple of miles away from the market town of Leominster.

The property is a large imposing detached house of stone construction under a clay tiled roof. A leaded glazed entrance door opens into an enclosed porch and from the porch a door opens into the reception hall.

The reception hall has exposed stone features, exposed timbers and a door opening into the lounge. The lounge has a feature French stone fireplace, wood burning stove inset, window to front, panelled radiator, exposed wooden flooring, ceiling timbers, bifold doors opening to the conservatory overlooking the gardens, patio and mill stream. There is double glazed with opening doors onto the patio and a door from the conservatory opens into the sun lounge.

The sun lounge has wooden flooring, lighting, power, panelled radiator and a window to side.

From the reception hall a door opens into a cloakroom having a low flush W.C and a wash hand basin.

From the reception hall a door opens into the dining room having exposed timbers, polished wooden flooring, window to front and a window to rear.

From the dining room a glazed panelled door opens into an inner hallway showing the mill stream running underneath the property and an archway leading through into the kitchen/breakfast room.

The well fitted kitchen has units to include a twin bowl, single drainer, inset sink unit, mixer tap over, working surfaces and base units under of cupboards and drawers. There is a Miele 4 ring electric hob, extractor hood with light over and a Neff fan assisted oven with grill under. The kitchen has an integral dishwasher, matching eye-level cupboards, window to rear, ceiling lighting, tiled floor and room for an upright fridge/freeze.. There is plenty of room for a breakfast table and chairs, 2 windows to front, wood burning stove, door to a walk-in pantry and a glazed panelled door opening into a rear hallway giving access off to the utility room.

The utility room has a sink unit, room for appliances, plumbing for a washing machine and a door opening to the side of the property.

from the inner hallway there is a modern staircase rising up to the small first floor landing, taking

advantage of the view of the mill stream. A door from the landing opens in into bedroom three.

Bedroom three is a lovely light room having a window to side and a window overlooking gardens to rear.

From the main reception hall a staircase with turned balustrading's rises up to the main first floor landing having exposed stone features, window to rear, polished floorboarding, a door to a walk-in airing cupboard with insulated hot water cylinder and door off to bedroom one.

Bedroom one has a window to front, built-in wardrobe with dressing table and an archway through into a large, full size bathroom.

The bathroom has a deep panelled bath, his and hers wash hand basin, low flush W.C, tiled throughout to ceiling height 2 window to rear and exposed stone features.

Bedroom two has a window to front, a recess giving access to a built-in double wardrobe.

En-suite shower room having an enclosed corner shower cubicle, wash hand basin, low flush W.C, tiling to ceiling height throughout, window to rear and a tiled floor.

#### OUTSIDE.

The property is situated in an enviable position in the centre of this charming village and is approached to the front across a driveway with tuning and parking.

#### GARAGE.

The detached garage is of brick construction having 2 metal up and over front doors, 2 windows, power, lighting and a Mezzanine floor above.

To the side of the drive is the pretty mill stream that runs underneath the main house.

#### GARDENS.

There are lovely well maintained gardens with trees, plans and shrubs.

Access is gained across the side of the house around to the rear where there is good size, landscaped gardens with the mill stream to the side. There are patio areas, a feature of a sluice gate, lawned gardens and a wide variety of plants, shrubs and a stepping stone pathway leads up to a potting shed.

#### SERVICES.

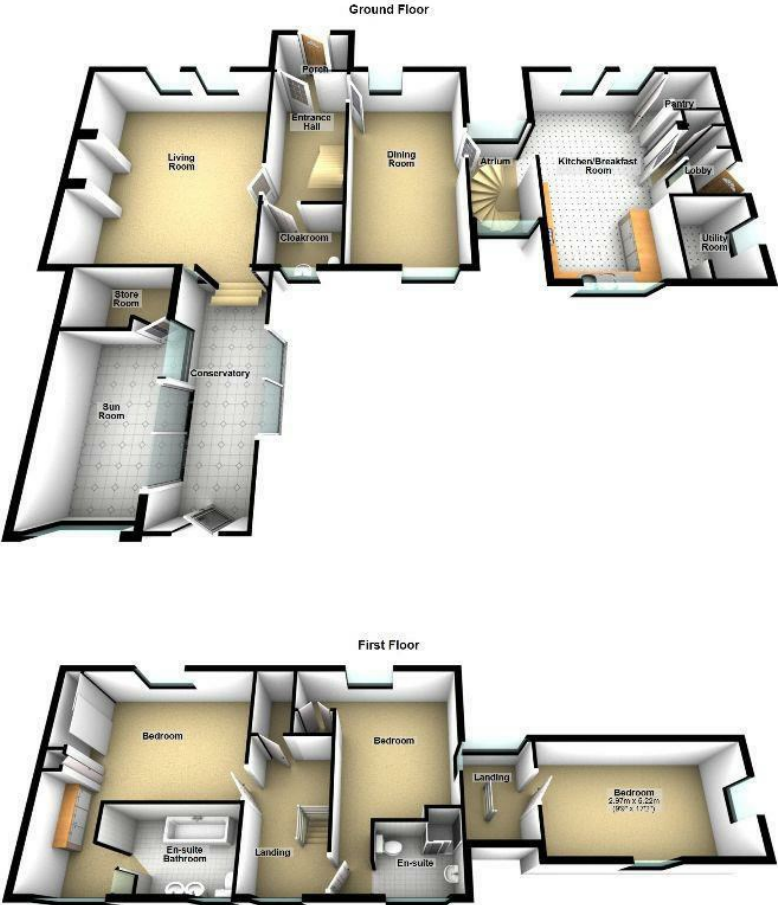
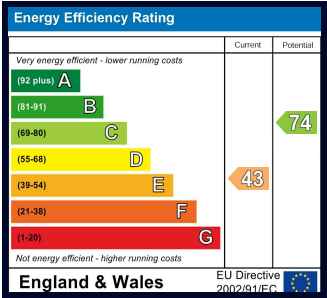
Mains electricity, mains water, private drainage and oil fired central heating.

ROOMS AND SIZES

Reception Hall	
Lounge	5.94m x 5.08m (19'6" x 16'8")
Conservatory	5.79m x 2.29m (19' x 7'6")
Sun Lounge	4.47m x 2.49m (14'8" x 8'2")
Ground Floor Cloakroom/W.C.	
Dining Room	5.92m x 3.12m (19'5" x 10'3")
Kitchen/Breakfast Room	6.30m x 3.20m widening to 3.86m (20'8" x 10'6" widening to 12'8")
Utility Room	
Bedroom Three	5.49m x 2.92m (18' x 9'7")
Walk-in Airing Cupboard	
Bedroom One	4.39m x 3.58m (14'5" x 11'9")
Bedroom Two	4.06m x 3.18m (13'4" x 10'5")
En-Suite/Shower Room	
Detached Garage	5.49m x 5.49m (18' x 18')

PROPERTY INFORMATION

Council Tax Band - F  
Property Tenure - Freehold



Appliances  
Please note that the agents have not tested the appliances to the property and cannot verify they are in working order.

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