



Woodseaves Road, Eardisley, HR3 6PQ

Guide Price £460,000

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This Grade II-listed Tudor Cruck House, built in the early 15th century, and one of only a handful still existing in Herefordshire, has been beautifully maintained by the current owners, combining contemporary elements with its original character. Set in the Wye Valley, the house is nestled within the medieval village of Eardisley, with local amenities, and easy access to Kington, Leominster and Hereford.

Entrance Hall – Drawing Room – Dining Room – Kitchen – Conservatory – Utility Room – Downstairs Shower Room – Master Bedroom with Ensuite WC – 2 Further Double Bedrooms – Large Storage Cupboard – Detached Garage – Detached Workshop/Studio – Driveway – Approx. 0.2 Acres of Land – Greenhouse – Vegetable Garden – Soft Fruit Cage – Fruit Orchard – Rear Lawn with Breathtaking Views of the Welsh Mountains

The Cruck House was built between 1400 and 1450 using the double cruck brace design, which is still visible today, retaining its historic charm. With original ceiling and wall beams, an impressive inglenook fireplace, and original oak floorboards, Cruck House is certainly a house of significant historic importance.

This house has an exceptionally well-designed south facing country garden, consisting of vegetable patches, soft fruit cage, small fruit tree orchard, a greenhouse and sheds. Some areas are laid to lawn to capture the morning and evening sunshine and delicate brick paver pathways wind their way through the mature trees and shrubs.

Eardisley one of Herefordshire's famous 'black and white' medieval villages with half-timber framed Tudor buildings and a Norman church with spectacular Romanesque font. There is a primary school in the village and a number of shops, pubs, eateries, and a Post Office. A local bus service with links Hereford (14 miles away) and Wales (Llandrindod Wells) and railway stations in Hereford, Leominster and Knighton, serve further afield. Eardisley has an active community with a tennis and croquet club, WI and theatre club. For a quieter, but no less active life, there are extensive networks of footpaths in the area for hikers and dog walkers and the River Wye is only two miles away.





Entrance Hall – The magnificent oak front door opens into an Entrance Hall with stone floor and a picturesque window. To the right is a cloakroom area to discreetly store coats and boots.

Drawing Room - The reception room, with inglenook fireplace, measuring over 6ft wide, and Clearview log burning stove, is home to the library and, with its higher ceilings and box window to the front, functions perfectly as the largest of the reception rooms.

Dining Room – Up a step and you enter the dining room, with terracotta-tiled flooring and beams, it also houses a second log-burning stove and has a pretty cottage window to the front. The room is beautiful, suiting simple oak dressers and dining table.

Kitchen – Through to the kitchen, which hosts a Rangemaster oven and built-in English oak cupboards and a butler's sink and is the ideal fusion of contemporary conveniences with a traditional way of life that has spanned generations. The painted brickwork and exposed beams give this kitchen the perfect cottage feel while the granite worktop provides a clean and modern appearance.



Conservatory & Utility – Beyond the kitchen, at the rear of the home, is a timber-framed Conservatory with glazed doors leading to a terrace and gardens beyond. A useful Utility Room with sink, and secondary boot room area, is also accessible from the conservatory.

Main Bedroom with Ensuite WC – Up the centuries-old staircase are the 3 double bedrooms. The principal bedroom has windows to the front and rear of the property and an ensuite WC. There are also storage cupboards built into the eaves.

Bedrooms 2 & 3 – Returning to the corridor, the oak floorboards and exposed beams continue through a carved arch doorway and down a step to the 2 further double bedrooms. The west side of the house has vaulted ceilings with windows to the side and rear of the property. Additionally, there is a large full-height wardrobe/storage cupboard on the landing

Outside

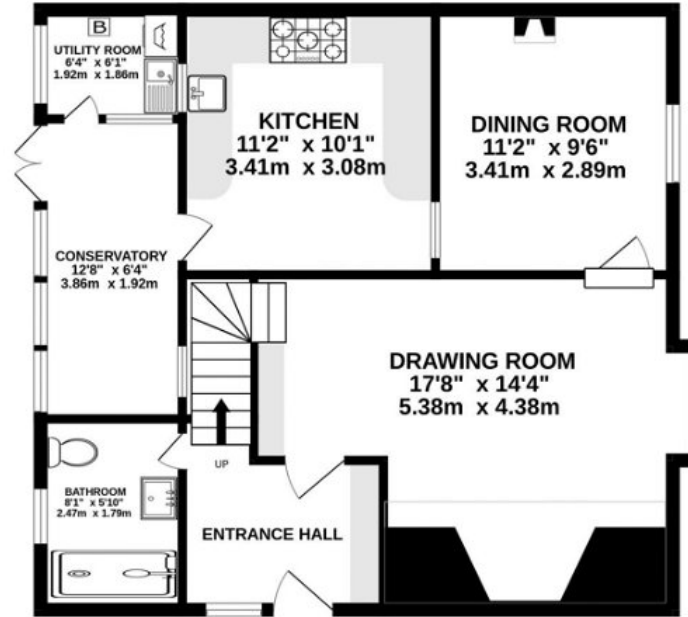
This house is surrounded by approximately 0.2 acres of enchanting gardens with brick paver paths, winding their way past several lawned sun terraces. Pass mature trees and hedging and the garden turns into the most spectacular vegetable patch, a soft fruit cage and plum, pear and apple trees. There is also a wooden-framed greenhouse providing potential for growing in all seasons. Beside the orchard is a large brick-built shed that is used to house the lawnmower and other power tools. The gardens finally open out onto a large lawned area with breathtaking views over the fields beyond to Hay Bluff.

The terrace, at the rear of the property and outside the conservatory, can also be accessed through a side gate at the top of the driveway, where the garage and sheds provide useful lock-up space. There is also a detached workshop.

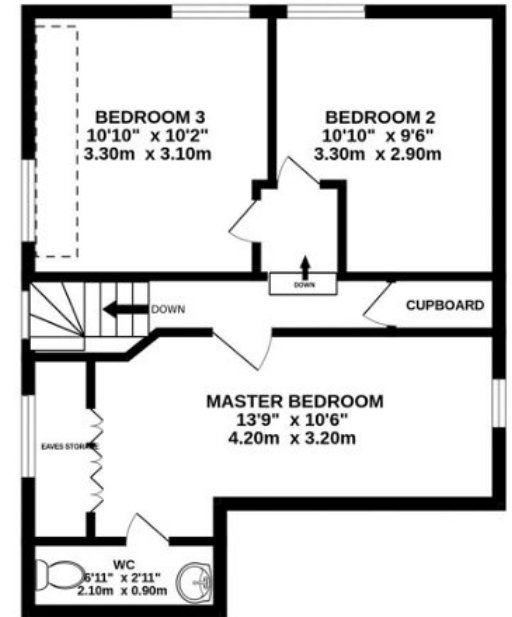




GROUND FLOOR
751 sq.ft. (69.7 sq.m.) approx.



1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 1201 sq.ft. (111.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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