



Park View

Eaton Bishop, Hereford, Herefordshire, HR2 9QE

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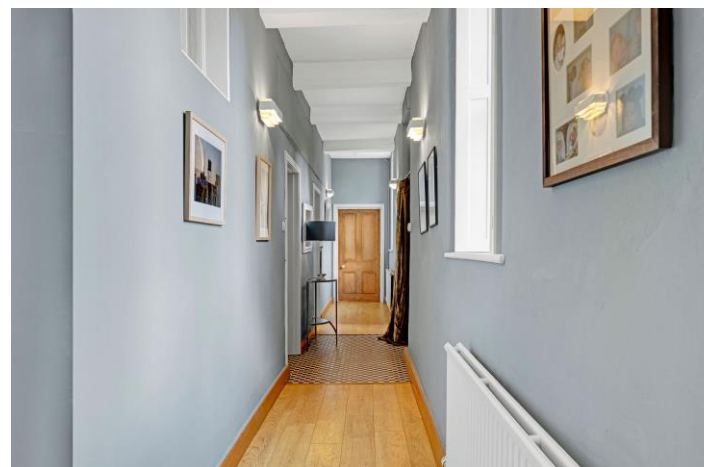
Elegant Five Double Bedroom Georgian House with an Acre of Beautiful Landscaped South Facing Gardens & Grounds. Original Brick Garage & Further Brick Outbuildings. Exceptionally Well Presented with Spacious Large Rooms & Original Features Throughout. Plenty of Private Parking. Situated in an Elevated Position Above the River Wye in a Quiet Rural Location, with Easy Access to Hereford City Centre

THE PROPERTY

- Stunning Large Light Bespoke Kitchen/Dining/Living Room with Solid Oak Floor & French Doors to Garden incorporating
- Fully Fitted Kitchen with Granite Worktops, Kitchen Island with Double Belfast Sink & Solid Wood Worktop. Cosy Living Area with Built In Feature Bookshelves
- Large Triple Aspect Sitting Room with Solid Oak Floor, Woodburner & French Doors to Garden
- Second Sitting Room with Woodburner
- Large Boiler Room/Utility Room with Pulley Clothes Aired & Original Pantry with Slate Shelves & Stone Floor
- Large Study/Office
- Bedroom Five – Ground Floor Large Double Bedroom
- Downstairs Cloakroom
- Main Bedroom with Original Beam, Painted Wood Floor, Ensuite Shower Room, Walk in Wardrobe, Original Fireplace & Window Overlooking Garden
- Second Double Bedroom with Original Beam, Fitted Wardrobes Adjacent
- Family Shower Room with Large Walk In Shower
- Two Further Double Bedrooms, one with Ensuite & Large Laundry Cupboard, the other with Handbasin

THE OUTSIDE

- Large Multi-Faceted South Facing Garden including:
- Attractive Courtyard, Large Vegetable Garden, Formal Pond Water Feature, Orchard & Woodland Glade & Lawned Areas
- Steel Pergola for Outdoor Entertaining
- Original Brick Garage with Attached Store Room & Further Garden Store Rooms & Gardener's Loo
- Plenty of Private Parking

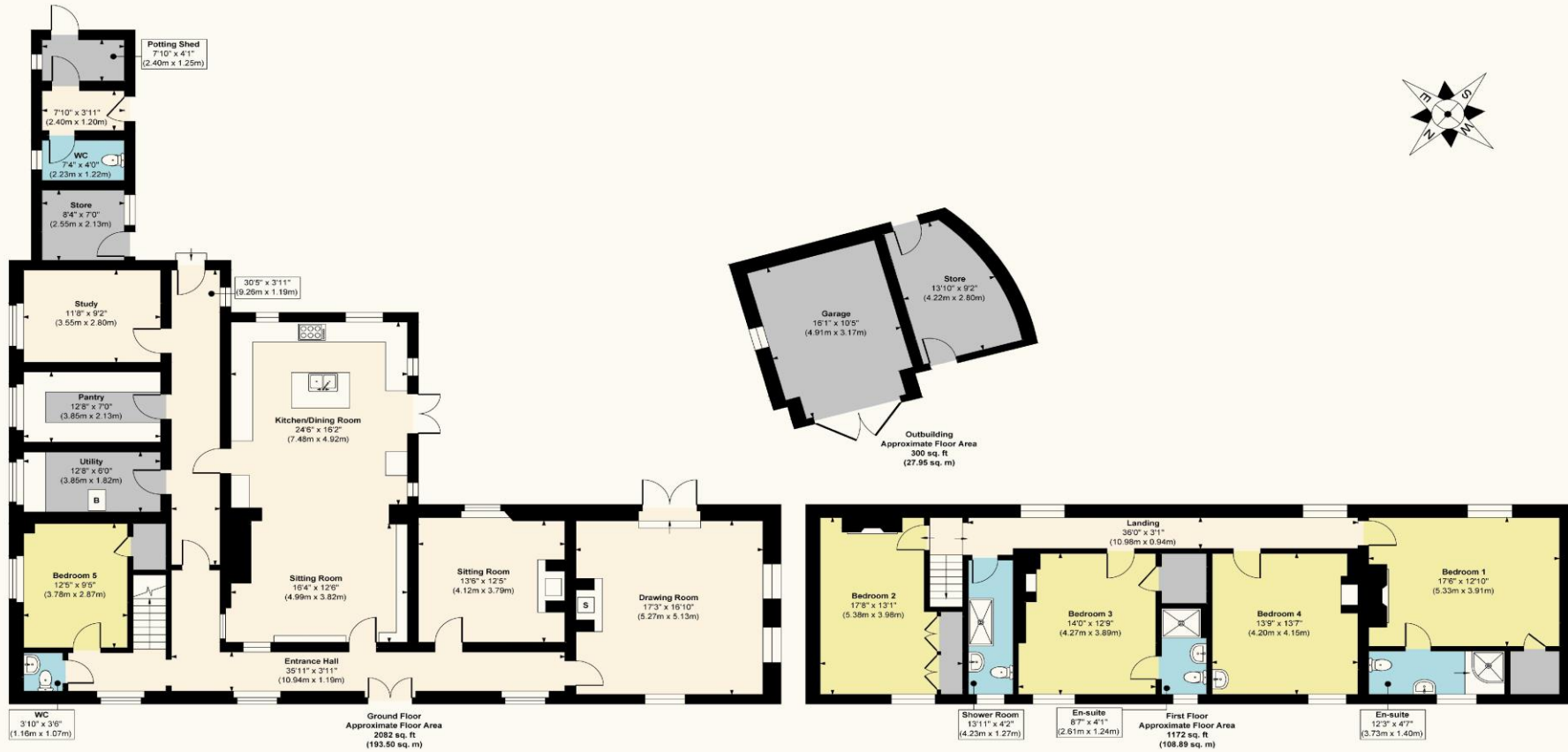




FLOOR PLANS

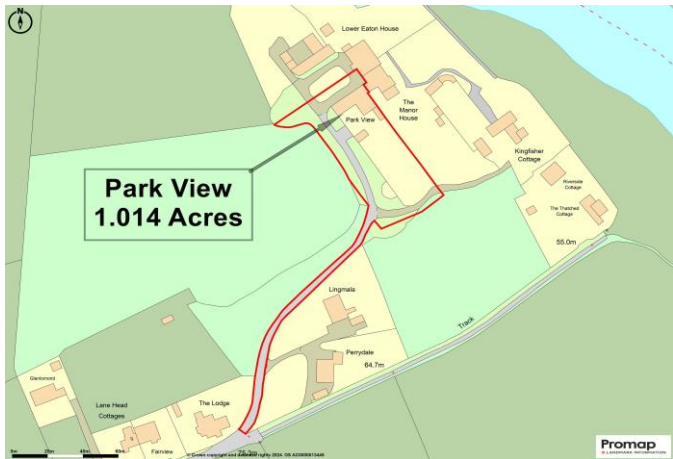
Total Approx. Floor Area 3554 Sq. Ft. (330.34 Sq. M.)

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Approx. Gross Internal Floor Area
Main House = 3254 sq. ft / 302.39 sq. m
Outbuilding = 300 sq. ft / 27.95 sq. m

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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THE SITUATION

- Quiet Rural Position with Fabulous Local Walks
- 1 Mile to Eaton Bishop Village
- 2.5 Miles to Clehonger with Village Shop/Post Office
- 7 Miles to Hereford with Shops & Mainline Station
- 18 Miles to Hay-on-Wye

PRACTICALITIES

- Grade II Listed
- Council Tax Band- F – Herefordshire District Council
- Oil Fired Central Heating
- Mains Electricity & Mains Water
- Private Shared Drainage
- Full Fibre Broadband

DIRECTIONS

HR2 9QE (What 3 Words petted.pacemaker.sandals)

From Hereford follow the A49 then A465 towards Abergavenny. After 2 miles turn right on the B4349 signed to Clehonger & Hay on Wye. Continue for approx 3 miles passing through the village of Clehonger & bearing right on the B4352. Turn Right Signed to Eaton Bishop. Continue through the Village for 1.5 miles. Turn Right on a small No Through Road with a stone wall on the left. Continue down the tarmac track & bear left through the green gate posts, & follow the road all the way round to the left. Parking is either by the back gates or in front of the front door

VIEWING ARRANGEMENTS

Strictly by appointment with the agents.



Tel: 01531 888388 or 07879 630396
Email: enquiries@countryandclassic.co.uk



