



LITTLE QUEBB FARM & COTTAGES

Eardisley HR3 6LP



Little Quebb Farm & Cottages

Eardisley
Herefordshire
HR3 6LP

In a tucked away location and with far reaching southerly views, a charming and historic Grade II listed farmhouse, together with two holiday cottages and a self-contained detached annex, all set in beautifully presented gardens and grounds which extend to just over 5 acres.

Guide Price £1,750,000

Situation and Description

Little Quebb Farm is well situated and lies along a no through road with a small cluster of other individual properties. Lying within its own gardens and land it is well protected and has a southerly aspect with far reaching views over the beautiful Wye Valley. Local services are available at the nearby village of Eardisley (2 miles), as well as at the market town of Kington (4 miles). The cathedral city of Hereford (17miles) is within easy striking distance, along with the ever-popular town of Hay on Wye (12 miles) with its now world famous annual literary festival. Herefordshire is still one of the country's most beautiful and unspoilt counties and includes the beautiful River Wye, the Black Mountains and plenty of walks and trails that attract thousands of visitors every year.

The house itself offers a little piece of history with the farmhouse dating back in parts to the 15th century. Full of character and charm it has been beautifully restored and improved with the conversion of an adjoining barn extending the already spacious accommodation. With a charming courtyard of buildings, there are also two fully furnished and very comfortable holiday cottages which create an excellent annual income, and the addition of a detached two-bedroom annex which creates further space, as an external home office or for extended family accommodation when required. The house and cottages are set in beautifully presented gardens and grounds together with a paddock, an extensive range of outbuildings and a separate paddock nearby. In all the gardens and land extend to just over 5 acres and include extensive parking for both the house and cottages and a useful 4 bay garage and carport.



Welcome to Little Quebb.

A slice of history dating back, in parts, to the 15th century, with character and charm throughout





The main farmhouse is packed with character features and ample reception space





Wonderful kitchen/breakfast room with supporting utility room





Impressive drawing room with games room off





Fantastic galleried landing/mezzanine level overlooking the drawing room



Five double bedrooms overall + four bath/shower rooms





Square Footage—Main Farmhouse

Sq m = 417.5

Sq ft = 4,493.7

Floorplans are for guidance only and are not to scale



Floorplans are for guidance purposes only and should not be taken as accurate. Brookes Bliss Ltd
Plan produced using PlanUp.



The Granary - two bedroom conversion with character and modern conveniences





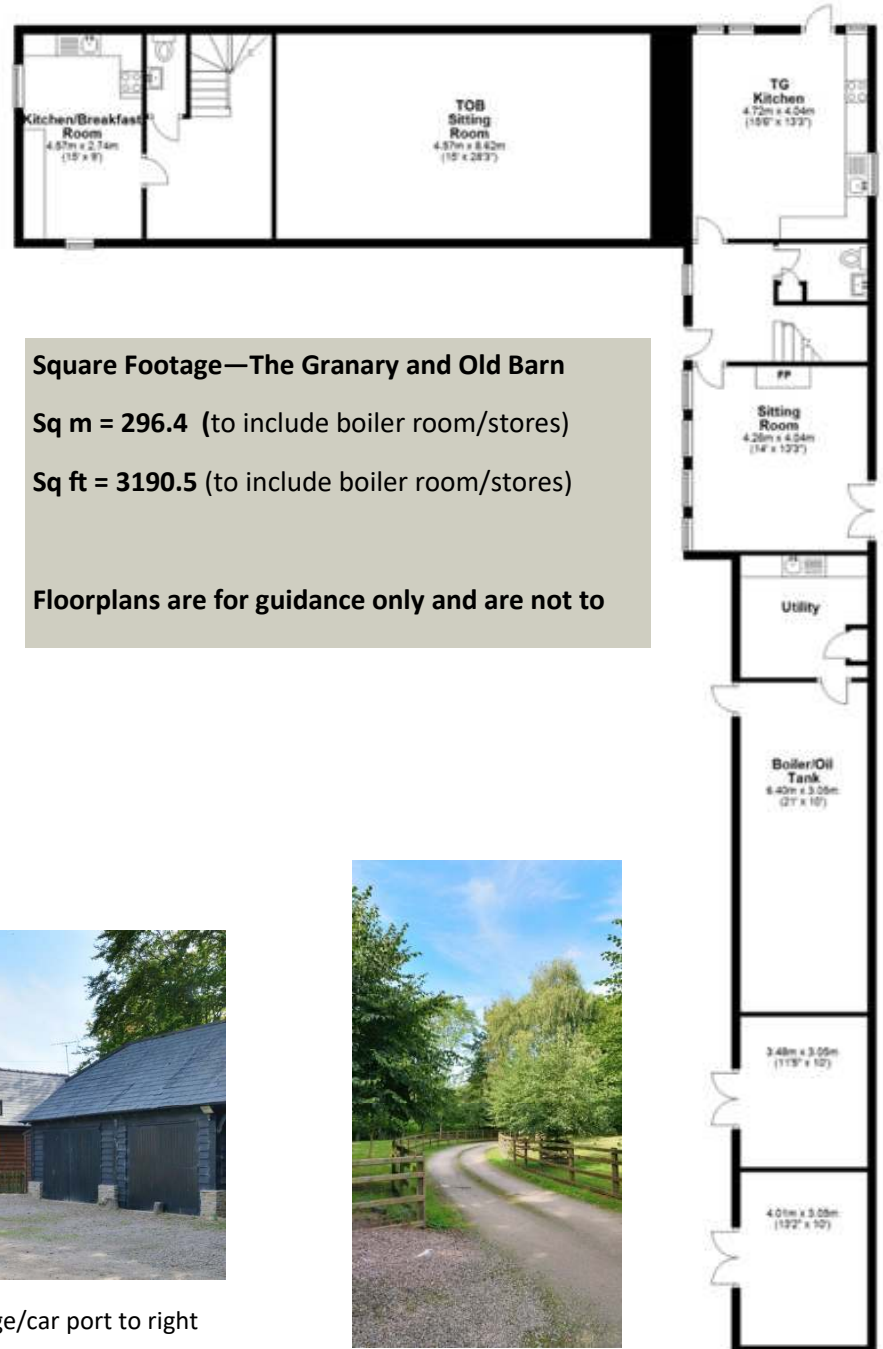
The Old Barn - three bedroom conversion with two washrooms and character charm



The Granary and Old Barn F/F
Approx. 124.5 sq metres (1340.5 sq feet)



The Granary and Old Barn G/F
Approx. 171.3 sq metres (1843.3 sq feet)



Square Footage—The Granary and Old Barn
Sq m = 296.4 (to include boiler room/stores)
Sq ft = 3190.5 (to include boiler room/stores)

Floorplans are for guidance only and are not to

Square Footage—Annex

Sq m = 87.7 / Sq ft = 943.9

Floorplans are for guidance only and are not to scale

Little Quebb-The Annexe Detached
Approx. 87.7 sq metres (943.9 sq feet)



The Annex above, with four bay garage/car port to right



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Directions

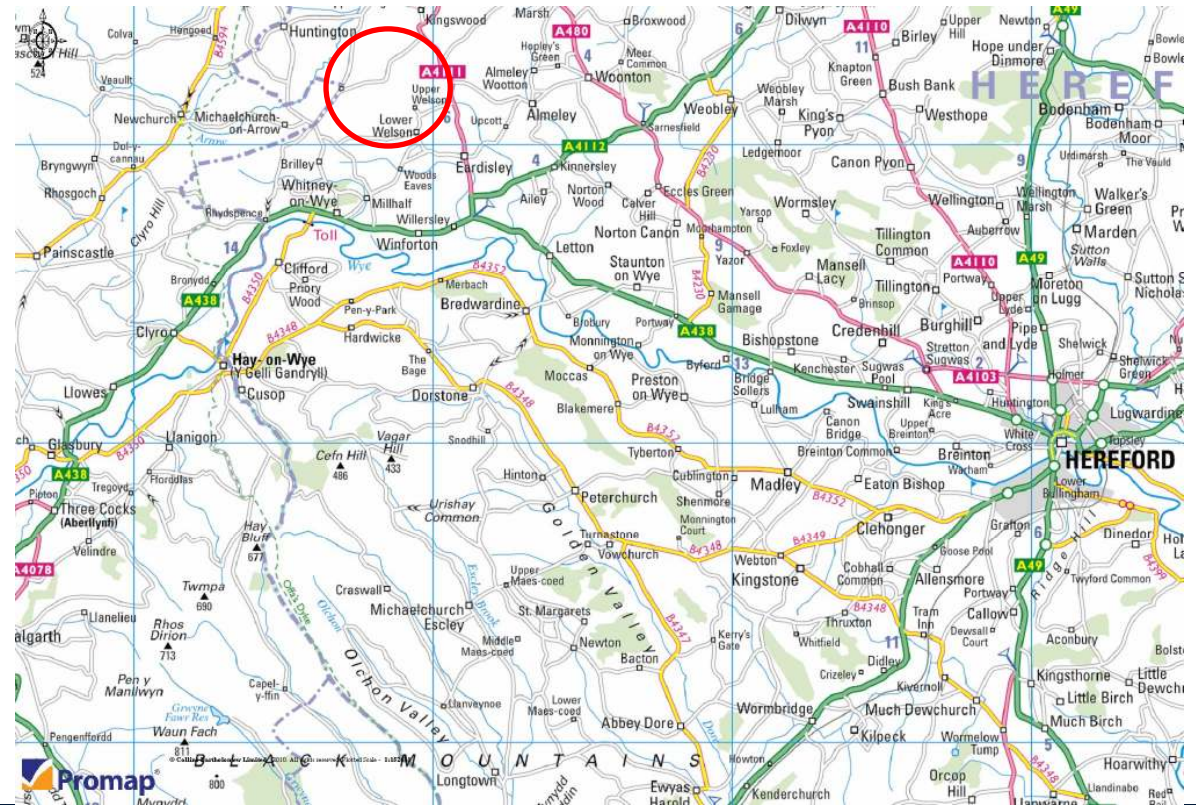
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HR3 6LP

From Hereford take the A438 in a westerly direction towards Brecon and continue for about 12 miles. At Willersley the road becomes the A4112 and continues through Eardisley (2.3 miles). After a further 2 miles turn left into an unmarked lane immediately before a layby and take the first driveway on the left, signposted Little Quebb Farm.

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

Services and Considerations mains electricity, private water, private drainage and oil-fired central. It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. Any matters relating to rights of way should be checked with your solicitor or surveyor. Council tax band G: £3,647.09 pa. EPCs for Cottages C—Little Quebb N/a (Listed). Tenure freehold.



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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.





With two separate paddocks, outbuildings and set in a total of just over 5 acres

