



THE OLD POST OFFICE  
Eardisland HR6 9BD



**The Old Post Office**  
Eardisland  
Herefordshire  
HR6 9BD

In the heart of this historic and picturesque village, a very attractive Grade II listed house full of character and charm, with large well stocked gardens at the rear

**Guide Price £395,000**



#### **Situation and Description**

The delightful and extremely picturesque village of Eardisland lies in north Herefordshire and is part of the black and white village trail. Full of half-timbered properties, the village lies close to the River Arrow and is a much sought-after and desirable place to live. Local facilities include a village church, community shop, two public houses, delightful walks and a regular bus service to the market town of Leominster, which provides more extensive services as well as a main line train station.

This interesting house has been improved by the current owner with a refurbished bathroom, new oak flooring, a remodeled kitchen and more. Full of period charm throughout, the house benefits from gas-fired central heating, plenty of storage space, off-road parking for several cars and lovely gardens at the rear, which are well stocked and a real surprise.

On arrival, steps lead up to the front door and into the living/ reception room with useful fitted bookshelves to one wall, oak flooring, understairs storage cupboard, and doorway through to the breakfast/ dining/kitchen rooms. The sitting room is full of character, it includes a fireplace with fitted wood burner, ideal for colder evenings, windows to the front and side and glazed French doors allowing direct access to the gardens. At the rear of the cottage the breakfast or dining room adjoins a well-fitted kitchen with plenty of cupboard space, as well as a built-in AEG oven and four ring gas hob.

Windows overlook the gardens at the rear and the breakfast/dining room provides additional cupboard space and another fireplace with fitted wood burner. The ground floor is supported by a useful utility area with fitted gas fired boiler, door to outside and door to a useful ground floor cloakroom.

On the first floor, there are three individual double bedrooms all with their own character, with two of the rooms benefiting from fitted wardrobes or cupboards. The bedrooms are supported by a refurbished bathroom with shower over the bath, bidet and window to the rear.

#### **Outside**

Lying close to the village centre, the cottage is approached from the main road and has a large hard standing area to the front which allows ample parking space for at least three cars. A gate leads to the side of the cottage, and to the rear gardens, which are extensive and a real delight to explore. Enclosed by fencing, brick walling and mixed hedging, the gardens include a large sun terrace, patio, lawned areas, a herb garden, well stocked borders and various trees. The gardens are private and offer a real haven from the hustle and bustle of modern life. They continue for some distance at the rear, with a bed of soft fruit and a small orchard containing a damson, plum, apple and quince trees, with a wilder section furthest away from the cottage with a pond and enough space for vegetables or chickens. There are two useful garden sheds and a greenhouse, closer to the cottage.

**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, gas and water connected. Private septic tank drainage.

**Tenure:** Freehold.

**EPC:** n/a as Listed

**Council Tax Band:** C.

**Broadband Connection:** tbc

**Mobile coverage:** tbc

Agents note: We are advised by the owner that the property has been affected by some localized flooding in recent years resulting in water getting into just the sitting room.

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.





Depicting kitchen area and sitting room





Living room/reception room with stairs to first floor and access to dining/breakfast room



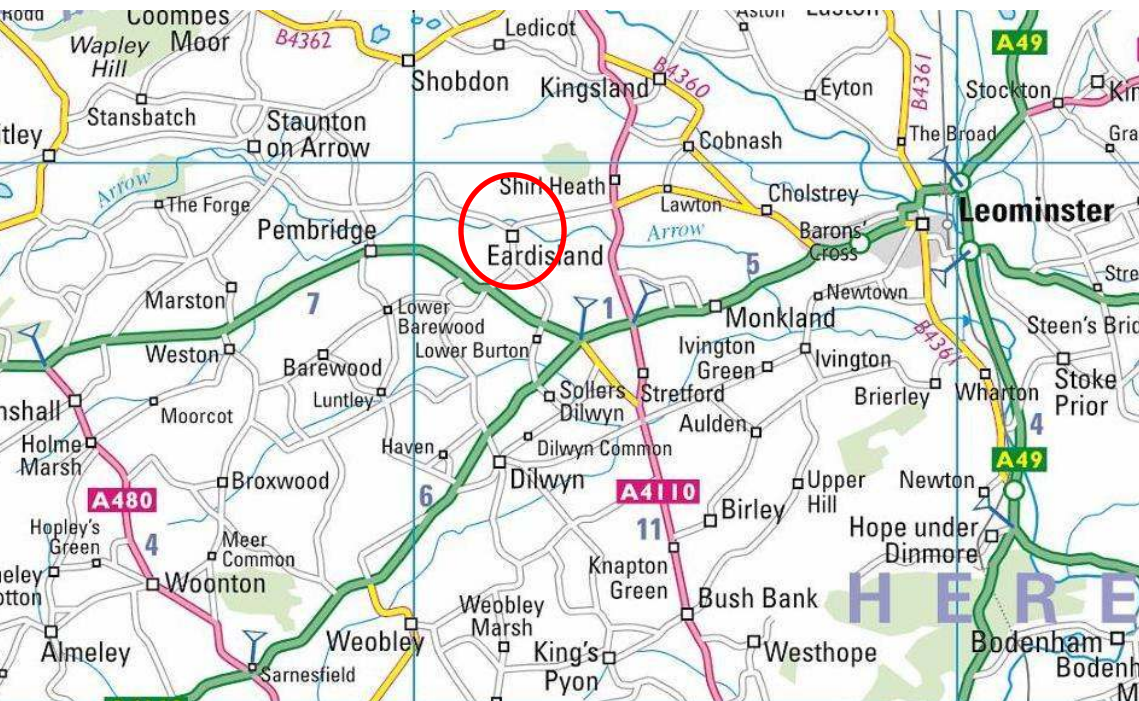


Three first floor individual bedrooms, supported by family bathroom



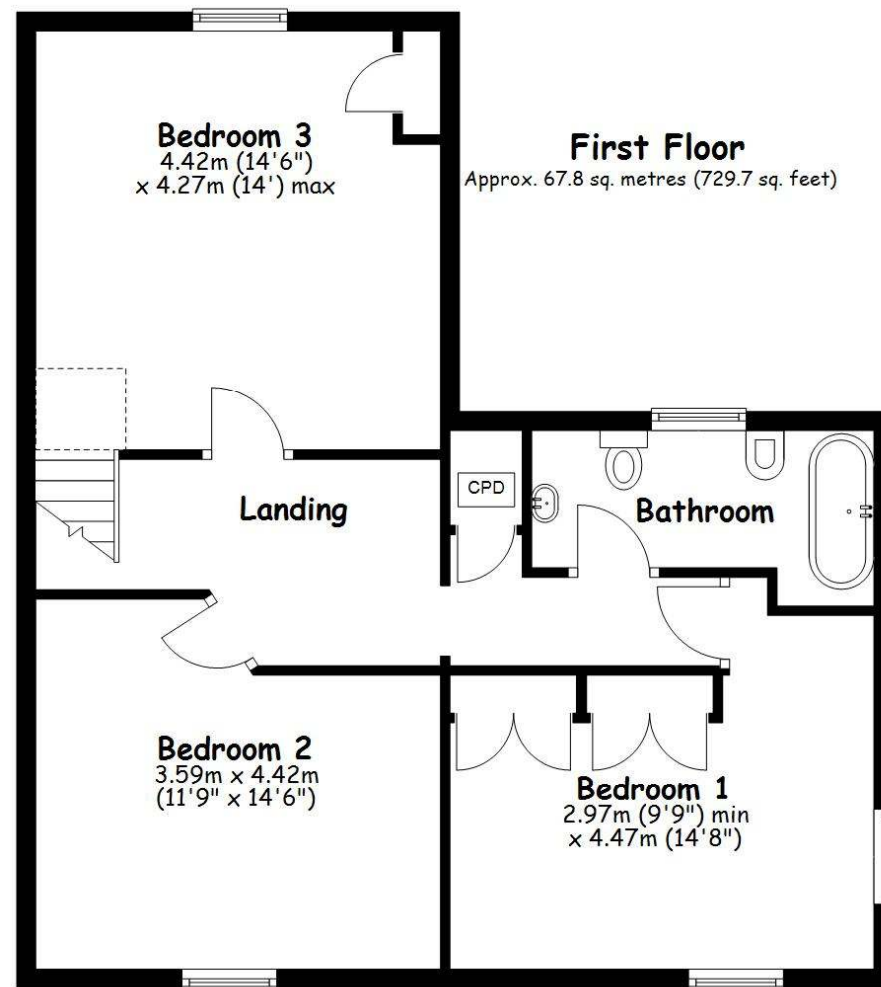
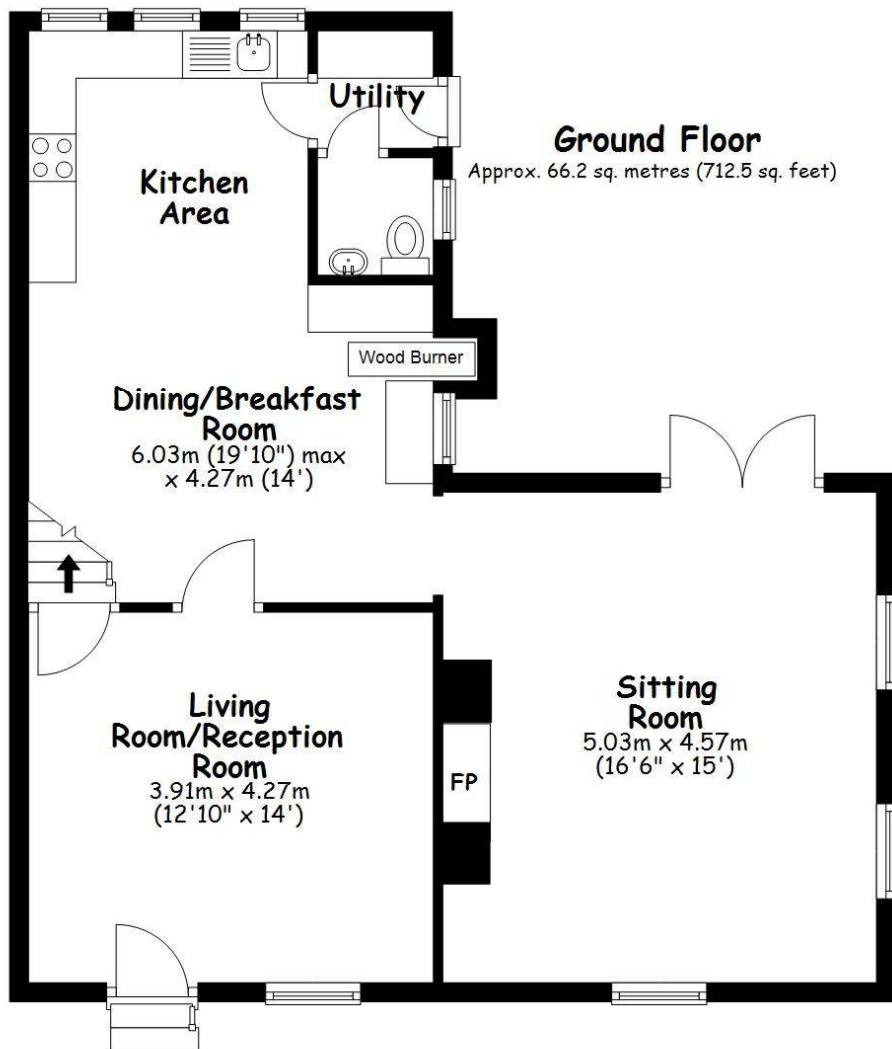


**Blue Emblem = Listed property**



**Directions: W3Ws///rating.flow.producing - HR6 9BD**

From Leominster, initially take the A44 towards Brecon bearing right on the edge of the town and continue on the B4360 towards Eardisland and Pembridge. Continue into the village of Eardisland and pass over the river bridge (River Arrow), pass The Swan public house on the lefthand side and The Old Post Office will be found also on the left after a short distance.



Total area: approx. 134.0 sq. metres (1442.2 sq. feet)

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

Plan produced using PlanUp.

# Brookes Bliss

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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.



Wonderfully private cottage gardens

