



LITTLE QUEBB FARM & COTTAGES

Eardisley HR3 6LP



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Eardisley
Herefordshire
HR3 6LP

A fabulous country house that mixes character and contemporary design in a quiet rural setting, along with its own holiday cottages, ideal for income generation or an extended family, together with 5 acres of stunning gardens and paddocks for equestrian use.

Guide Price £1,375,000

Situation and Description

Little Quebb Farm is a stunning period property which is tucked away on a no through road along with just a few other individual properties. Protected by its own established gardens and land the house 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) and the ever-popular town of Hay on Wye (10 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 creates further space either 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.







Wonderful kitchen/breakfast room leading through to dining room







Impressive drawing room with games room off





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

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Plan produced using PlanUp.





The Granary - two bedroom conversion with character and modern conveniences





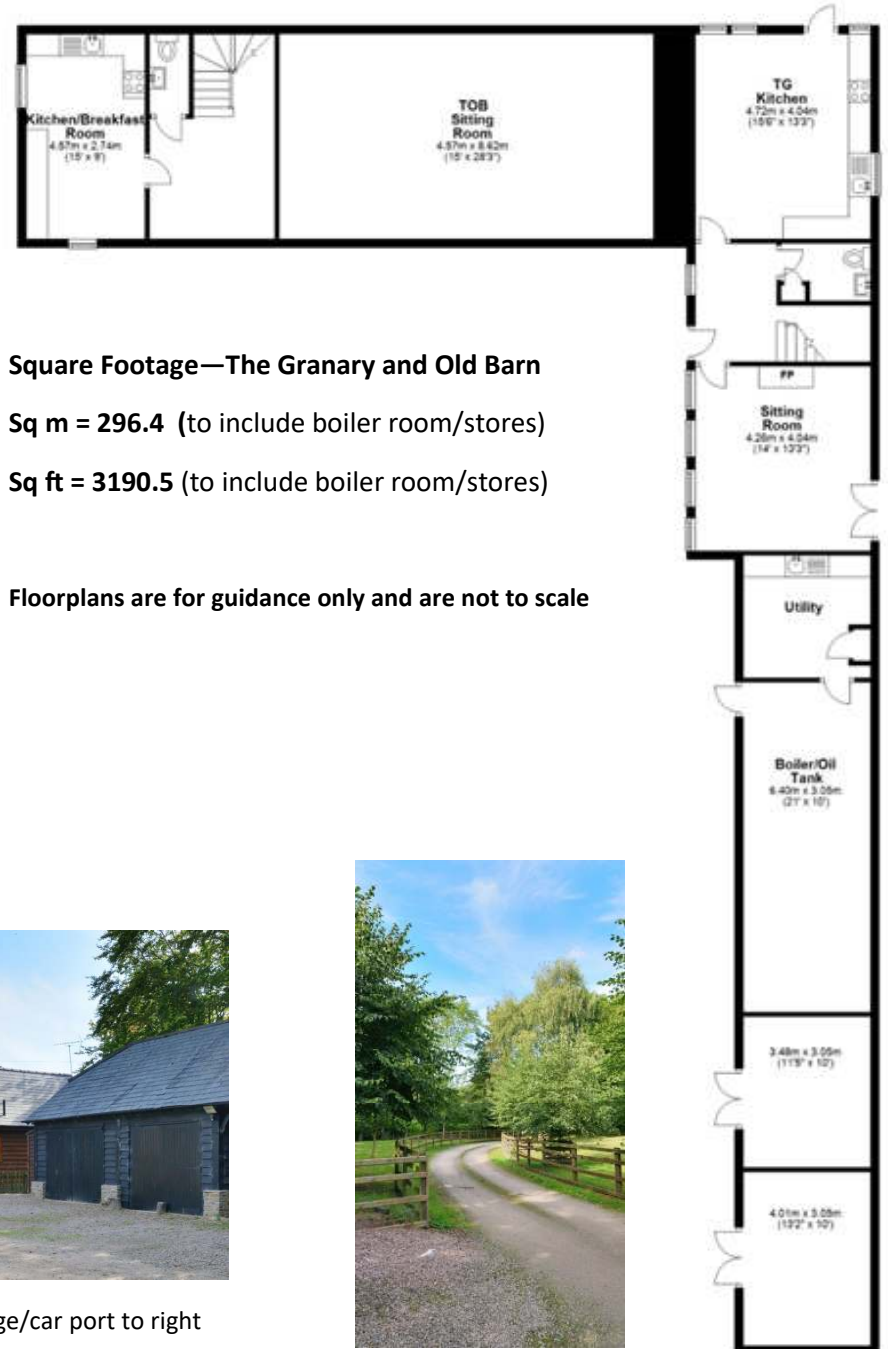
The Old Barn - three bedroom conversion with two washrooms and characterful charm



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



The Granary and Old Barn G/F
Approx. 171.9 sq. metres (1840.9 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)

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Square Footage—Annex

Sq m = 87.7 / Sq ft = 943.9

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



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





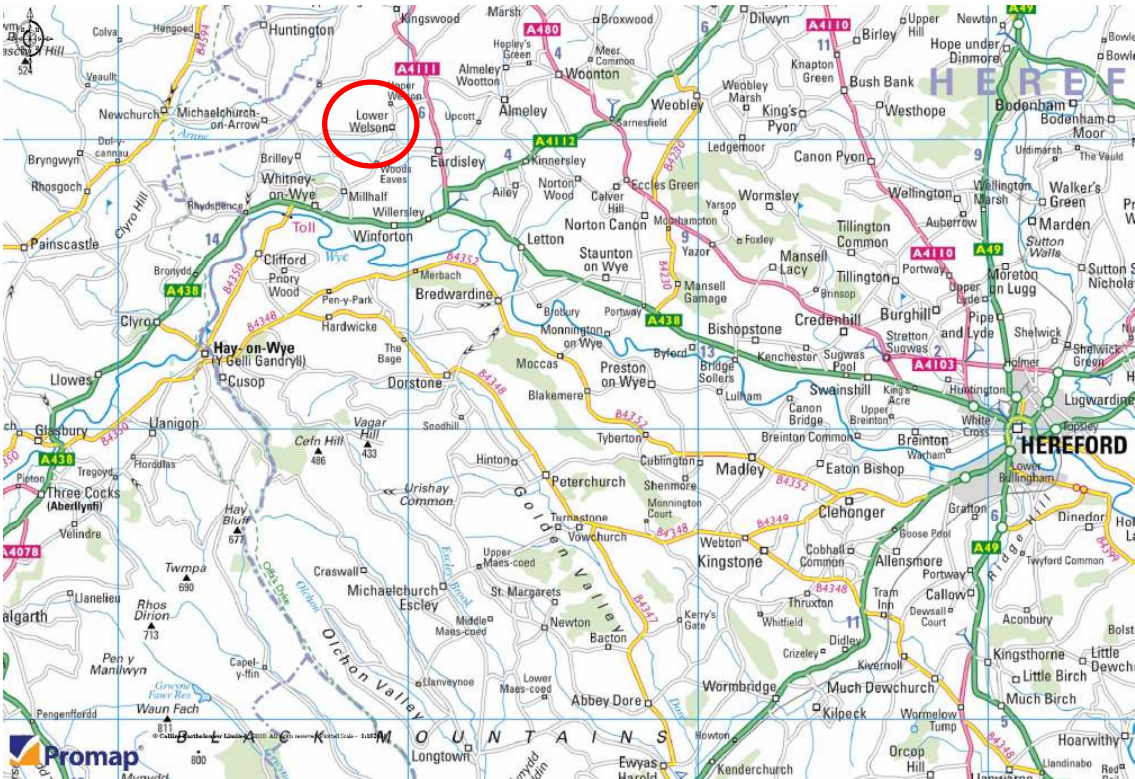
Directions

What3Words: ///breezy.shampoos.handfuls

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 heating. 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.

46 Bridge Street, Hereford, Herefordshire HR4 9DG

Tel: 01432 343800

sales@brookesbliss.co.uk

brookesbliss.co.uk





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

