



Westgate,  
Eardisland, HR6 9AR

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# Westgate,

Eardisland  
HR6 9AR

Situated in an elevated position on the outskirts of the popular village of Eardisland is this four double bedroom, two en-suite family home. The property sits in approximately 0.40 acre garden, double garage, carport parking and boasts views of the Herefordshire countryside from every window. Viewing is highly recommended to appreciate the property on offer.

- Detached home
- Four double bedrooms
- Garage and parking
- Approx 0.40 acre garden
- Countryside views
- Edge of village location

### Directions

From Leominster, proceed west on the A44 passing through the village of Monkland towards Weobley. Before reaching Dilwyn take the right hand turn signposted Pembridge, continue for approximately one mile and take the turning signposted Eardisland on the right. The property can be found on the right hand side after a short distance.



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 (CPR) We endeavour to ensure that the details contained in our brochure are correct through making detailed enquiries of the owner but they are not guaranteed. The agents have not tested any appliance, equipment, fixture, fitting or service and have not seen the title deeds to confirm tenure. All measurements are quoted to the nearest 1/10 metre. All liability in negligence of otherwise for any loss arising from the use of these particulars is hereby excluded.

### Introduction

Westgate is located on the outskirts of the village of Eardisland and has accommodation comprising; hallway, living room, kitchen, dining room, utility, four bedrooms, two en-suites, and a downstairs shower room. The property also benefits from double glazing, double garage, carport and driveway parking and enjoys 360 degree countryside views.

### Property description

The front door, with porch above opens into the entrance hall where you are immediately greeted by light and airy, neutrally decorated accommodation which continues throughout the property. There is access to the primary rooms, two useful cupboards and the staircase to the first floor. To the right, a door opens to the living room which has dual aspect windows to the front and side allowing natural light to flood the room and has a brick fireplace inset with a woodburning stove creating a cosy focal point. A door opens to the kitchen which is fitted with wooden wall and base units and has space for a fridge freezer. There is an eye level oven and grill and a separate gas hob. A stainless steel sink has a window above to the side. An opening leads to the dining room which has triple aspect windows including sliding doors to the patio, extending dining in the warmer months. The utility room has wall and base units with space for a washing machine and tumble dryer. There is a door which provides access to the rear. From the hallway, two of the bedrooms are located. Bedroom three is a double with a window to the front and built in wardrobes and bedroom four is a double, currently being used by the vendors as a study. There is a shower room fitted with a wc, basin and shower.

The staircase leads to the first floor landing which has cupboard space and a velux window. Bedroom one is a double with dual aspect windows and benefits from built in wardrobes and an en-suite shower room, fitted with a shower, basin and wc. Bedroom two is a double and benefits from built in wardrobes and an en-suite bathroom with a wc, basin and bath.

### Garage and parking

The gate opens to the front which has a driveway leading to the garage. The garage is a double and provides workshop space, benefitting from both light and power. There is a single carport.

### Garden

The garden is mainly laid to lawn, enclosed by a fence and is a blank canvas giving the opportunity for the new vendor to put their own stamp on. There is a patio area suitable for dining in the warmer months. The property has two outside taps.

### Services

Mains electricity and water are connected to the property. Oil heating. Private drainage. Herefordshire Council Tax Band E

### Location

The sought after black and white village of Eardisland is situated on the River Arrow and offers two public houses, community shop, church and school bus service. The highly rated Kingsland primary school is under three miles away and the popular market town of Leominster which offers a further range of amenities including supermarkets, leisure facilities and good road and rail links is just five miles distance.

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\* Rightmove Intel - HR1, HR2, HR3, HR4, HR5, HR6, SY7, SY8 LD7, LD8

