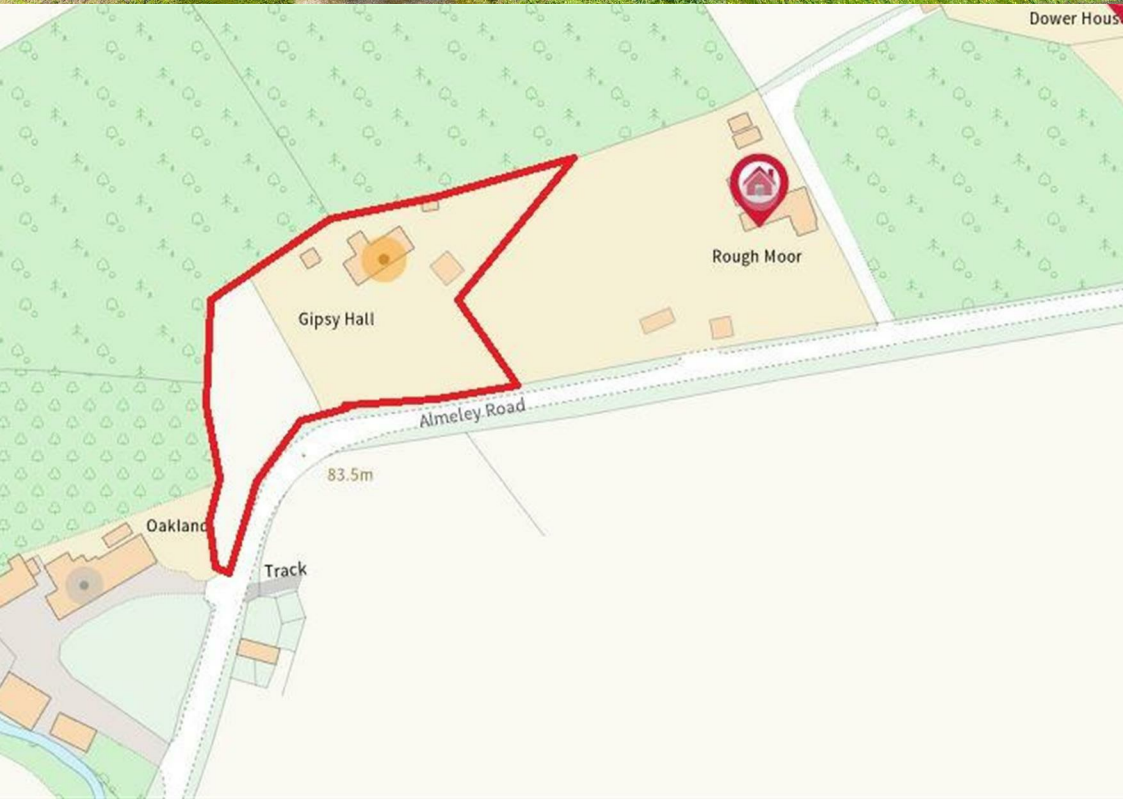




Gipsy Hall, Almeley Road, Eardisley, HR3 6PR  
Offers In The Region Of £500,000

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AMOS**

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# Gipsy Hall, Almeley Road Eardisley

Situated in a semi-rural position on the outskirts of the village of Eardisley is this detached, three bedroom bungalow which occupies approximately 0.84 acres of grounds inclusive of the paddock, far reaching views of the Herefordshire countryside and benefits from a double garage, driveway parking, summer house and oil heating. The property is offered for sale WITH NO ONWARD CHAIN.

## FEATURES

- Detached characterful bungalow
- Approximately 0.84 acre plot including paddock
- Three double bedrooms
- Double garage, parking
- Edge of village location
- Herefordshire countryside views

## Material Information

**Offers In The Region Of** £500,000

**Tenure:** Freehold

**Local Authority:** Herefordshire

**Council Tax:** D

**EPC:** E (42)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

## Introduction

Gipsy Hall is a detached bungalow which is located on the outskirts of the popular village of Eardisley. The property has accommodation comprising; porch, living room, kitchen/dining room, three double bedrooms, bathroom, cloakroom and boiler room. In addition there is a double garage, driveway parking, summer house and occupies a xxx acre plot which includes garden and paddock. This property is a fabulous opportunity for a new owner to put their own stamp on and enjoy just as the previous vendor has and is offered for sale WITH NO INWARD CHAIN.

## Property Description

The front door opens into the porch which has space for shoes and muddy boots after a walk and a bench to each side. An internal door opens to the living room which has dual aspect windows, exposed timbers and a fireplace with wooden mantle and tile hearth. To the right is bedroom one which is a double with dual aspect windows and two built in wardrobes. The kitchen/dining room has quarry tile flooring, wall and base units, an electric oven and stainless steel sink. There is space for a washing machine, dishwasher and fridge freezer and space for a dining table and chairs. From the kitchen is the boiler room which has shelving and access to the rear garden.

Bedrooms two and three are both doubles with a window to the front. The family bathroom is fitted with a WC, basin, bath, shower cubicle and chrome

heated towel rail. There is also a cloakroom with WC and basin.

## Garden

The property sits in approximately 0.84 acres with the paddock measuring approximately 0.25 acres of that. The front garden is mainly laid to lawn with a hedge border, interspersed shrubs and a mature tree. To the East is the orchard with apple and pear trees. You could utilise this area to have a vegetable patch and try your hand at the "Good Life". To the West is an area laid to lawn with beds stocked with pretty flowers, shrubs and plants. There is a summer house to sit and enjoy a good book with the stunning views over to the Herefordshire countryside. The paddock is enclosed with a five bar gate and wooden gate providing access.

## Garage and parking

There is a double garage with two up and over doors to the front and a pedestrian door to the side. The garage benefits from light and power. The property driveway provides ample parking.

## Services

Mains electricity and water are connected to the property. Private drainage. Oil heating.

Herefordshire Council Tax Band D

## Location

Located on the outskirts of the popular black and white village of Eardisley. This has an excellent range of local amenities including primary school, church, tennis





court, fire station, hair salon, grocery store, village hall, post office, public house and café. Eardisley lies approximately 16 miles west of the cathedral city of Hereford, approximately 14 miles south west of Leominster and the market towns of Kington and Hay on Wye are 6 and 9 miles respectively.

### Agents Note

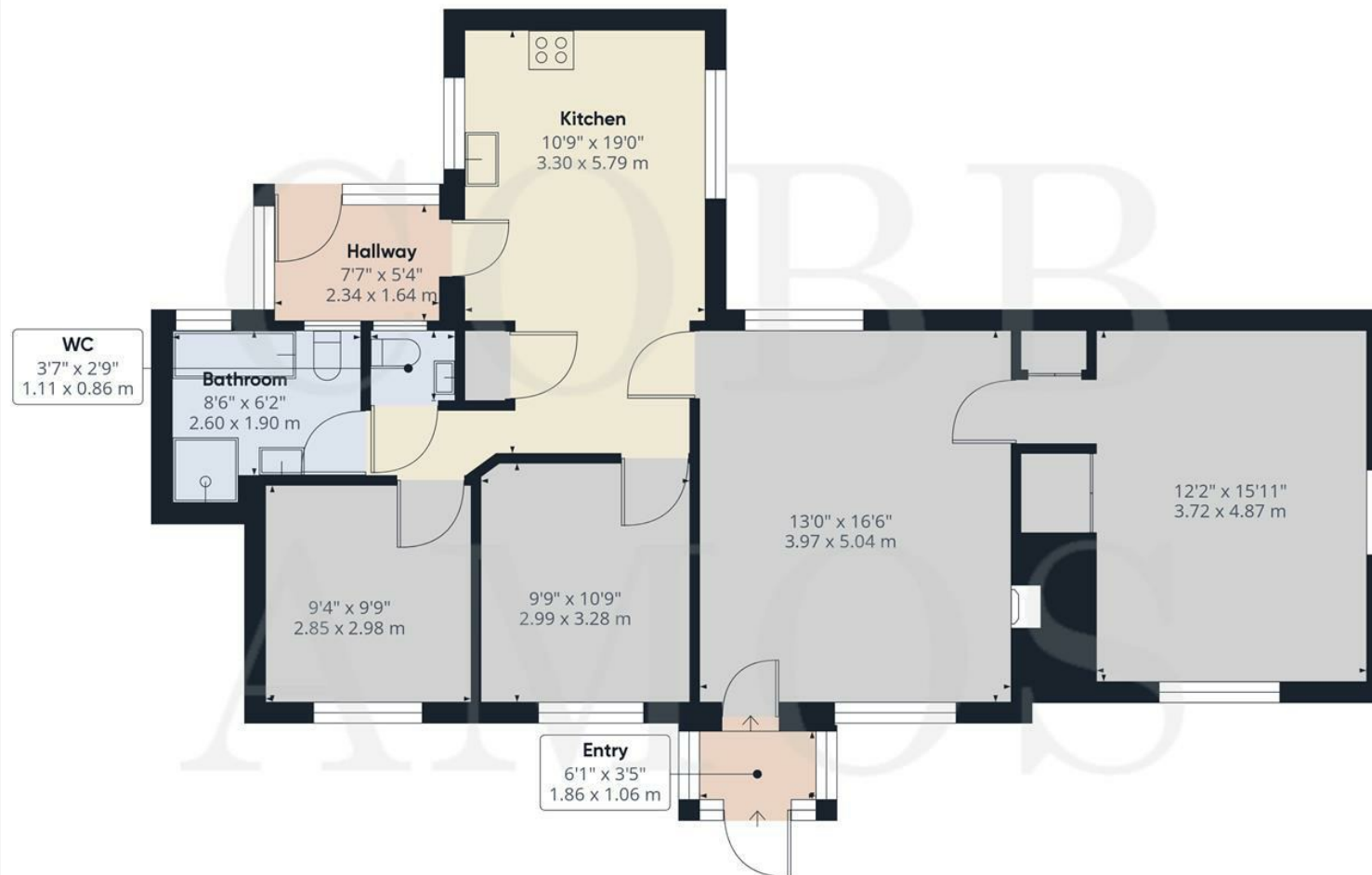
In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £10 +VAT (£12.00 inc. VAT) per purchaser in order for us to carry out our due diligence.



**DIRECTIONS**  
From Leominster, proceed west on the A44 towards Kington. At the crossroads continue forward onto the A4112 passing through Sarnesfield and Kinnersley. At the T-Junction turn right signposted Eardisley (A4111). Proceed through the village towards Kington, just before the "The New Strand " public house turn right onto







Ground Floor Building 1

Approximate total area<sup>(1)</sup>

991.62 ft<sup>2</sup>  
92.12 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

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