



Crown Cottage, Eardisland with 2.3 acre plot, HR6 9AS
Price £750,000

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Crown Cottage, Eardisland with 2.3 acre plot

Located on the outskirts of the sought-after village of Eardisland is this recently renovated detached cottage with a total plot of 2.30 acres. Ideal for equestrian buyers and highly energy efficient with a B rating of 87. Ground source heat pump and solar panels with battery storage in a dedicated plant room. Super opportunity.

FEATURES

- TOTAL 2.30 ACRE PLOT
- IDEAL FOR EQUESTRIAN
- ENERGY EFFICIENT HOME
- GROUND SOURCE HEAT PUMP
- SOLAR PANELS & BATTERY STORAGE
- EQUESTRIAN FRIENDLY FENCING
- RECENTLY RENOVATED
- EXTENSIVE INSULATION



Material Information

Price £750,000

Tenure: Freehold

Local Authority:

Council Tax: E

EPC: B (87)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		104 A
81-91	B	87 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Introduction

This highly energy efficient detached cottage has been renovated throughout to offer ready to move into accommodation on a plot of 2.30 acres on the outskirts of the beautiful village of Eardisland in North Herefordshire. Benefitting from a range of energy efficient features including a ground source heat pump, solar panels with battery storage and a dedicated plant room as well as extensive insulation within the property. Also benefits from a quarterly payment of £1440.82 (5760 pa) until 12th November 2028 as a result of installation of the heat pump. Gated driveway, flat grazing land ideal for a horse and equine-friendly stock fencing specifically designed to be safe for horses.

Property Description

Entry into a large and spacious dining/sitting room with two sets of french doors leading to the rear patio as well as being open plan in to the fitted kitchen. Also off this room is a generous study, boiler room, a cosy snug fitted with a feature log-burner and a separate utility with WC off. To the first floor there are five bedrooms with one benefitting from en suite facilities plus a family bathroom.

Energy Efficiency

A high 'B' rating score of 87 as a result of the ground source heat pump, solar panels & battery storage as well as extensive insulation.

Renewable Heat Incentive payment for Ground Source Heat Pump paid quarterly £1440.82 until 12 Nov 2028 (£5760 pa) tax free RHI no. A284210

Solar panels are fully owned and charge the batteries – surplus sold to grid at 15 per Kwh (Octopus)

Garden & Land

Set in approximately 2.3 acres with securely fenced (equestrian safe) paddocks and gated access. The garden is mostly laid to lawn with mature shrubs and trees including Plum, Apple, and Cherry trees

Outbuildings and Parking

Gated driveway parking for multiple vehicles, various outbuildings including a secure detached garage with 3-phase electricity, and a separate workshop (formally a stable). There is space to build stables (subject to planning consent).

Services

Mains electricity and water
Solar Electricity Panels
Ground Source Heat Pump
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.

What3words

///dishes.sting.squirts

Broadband

Standard broadband available. Highest available download speed 22Mbps highest available upload speed 1Mbps

Networks in your area - Openreach
Source: Ofcom Mobile Checker

Indoor Mobile Coverage

Provider Voice Data
EE Limited Limited
Three Limited Limited
O2 Limited Limited
Vodafone Limited Limited

Source: Ofcom Mobile Coverage

Outdoor Mobile Coverage

Provider Voice Data
EE Likely Likely
Three Likely Likely
O2 Likely Likely





Vodafone Likely Likely

Source: Ofcom Mobile Checker

Agent's 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

Leave Leominster on the B4360. Follow signs for the village of Eardisland on the B4529. At the roundabout, before you approach the village, head straight over and the property can be found on your right hand side.





Crown Cottage, Eardisland, Leominster, HR6 9AS



Approx. Gross Internal Floor Area
Main House = 2189 sq. ft / 203.47 sq. m
Garage = 250 sq. ft / 23.23 sq. m
Outbuilding = 283 sq. ft / 26.37 sq. m

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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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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