

Oakland

Eardisley, Herefordshire





Sunderlands

Residential Rural Commercial

3 Pavement House
The Pavement
Hay-on-Wye
HR3 5BU
Tel: 01497 822 522
hay@sunderlands.co.uk
www.sunderlands.co.uk

Oakland
Eardisley
Herefordshire
HR3 6PR



Oakland, Eardisley, Herefordshire, HR3 6PR

Hay-on-Wye 8.5 miles, Hereford 15 miles, Brecon 25 miles, Abergavenny 30 miles

Found in a delightful location

A characterful detached house with a modern annexe

Set in approx 21.47 acres of grounds, orchards and two lakes

Delightful views and useful outbuildings

Found in a delightful location

Detached 4 bed house with modern annexe | Set in 21.47 acres of grounds, orchard and 2 lakes | Delightful views and useful Outbuildings

For sale as a Whole by Private Treaty



INTRODUCTION & SITUATION

Oakland is a delightful house now in need of some modernisation with a more recent annexe providing additional ground floor accommodation and providing generous and spacious accommodation. The property is set in approx 21.47 acres of gardens, orchard and two stunning lakes well known for their display of daffodils each spring. There is a range of useful outbuildings both modern and one traditional timber with potential for development (subject to the necessary consents). The property sits alongside a country lane and is set back from the road with a generous front garden and driveway.



LOCATION

Situated in an area which is well known for its naturally beautiful surrounding countryside, the village of Almeley offers facilities including a primary school, a public house incorporating a village store, a church, a village hall and a sports ground. Further facilities are located close by in the picturesque village of Eardisley, which is a very attractive village forming part of the "Black and White Trail". The village has a general store, post office, primary school, 2 public houses, church, village hall and hairdressers. The market town of Kington is found 7 miles away with a good range of services and facilities including a medical centre, independent shops, a secondary school, hotels, cafes and restaurants etc. The nearest train station can be found in Hereford.



ACCOMMODATION

The property is in two parts. The original house is in need of updating and is accessed from the front covered porch into a hallway. To the left is a sitting room with a former fireplace, a square bay window and further extension to the side with three windows. The hallway continues to the rear of the house to the original kitchen with a window to the rear, fitted units, electric hob and oven and sink. Also to the rear is the office with a former fireplace, cupboards and a door to the sitting room.

From the rear hall is a linked passageway to the outside and a utility room with separate store.

From the main hall a door link into the annexe kitchen with modern fitted units, electric cooker point, integral fridge and sink, a tiled floor and window looking to the front. The annex has a large reception with front windows and a porch to the outside. To the rear is a bedroom with fitted wardrobes and an en-suite bathroom with separate shower cubicle, WC and basin. From the annex sitting room there is a rear hall with a boiler cupboard and cloakroom with a WC and basin.



| Energy Efficiency Rating | | | |
|--------------------------|---------------|---------|-----------|
| Score | Energy rating | Current | Potential |
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 78 C |
| 55-68 | D | | |
| 39-54 | E | 42 E | |
| 21-38 | F | | |
| 1-20 | G | | |



OUTSIDE

From the lane is an in and out driveway and parking area. There is a three bay carport (8.77m x 5.91m) for steel portal construction and a concrete floor and has a potting shed attached. The gardens to the front a beautiful with a level lawn, shrubs and trees plus pretty borders. Leading to the side is a gated access to the rear orchard with a mixture of pear, apple and cherry varieties all carefully maintained and bursting with blossom in the late spring.

A pathway leads to the lakes which are alive with wildlife and are fed by a natural stream running alongside. The lakes were developed in the late 1980's by the vendor and his late brother and are well known in the wider area for their beautiful display of spring flowers and particularly the daffodils. They are an absolute haven of peace and tranquility with a vantage point from the summerhouse up a small rise with delightful views.



OUTBUILDINGS

Next to the drive is a timber barn with a lean-to extension and a loft over the timber section (5.16 m x 4.95m plus lean to). The main portal frame barn is 12.7m x 7.4m with double doors either end, a concrete floor and internal partitions. Through the gate is a triple bay open fronted portal frame barn (14.2m x 7.45m).



SERVICES

We are advised that the property is connected to mains water, mains electric and private drainage. Oil-fired central heating. Please note the services or service installations have not been tested.

TENURE

Freehold with vacant possession upon completion.

COUNCIL TAX

Herefordshire County Council Tax Band "E"

VIEWING AND CONTACT DETAILS

Strictly by appointment with the agent only.

Contact Tel: 01497 822522

Office opening hours:

Mon-Fri 9.00am-5.00pm.

Sat 9.00am-12 noon.

Out of hours contact:

Harry Aldrich-Blake 07717 410 757 or

harry@sunderlands.co.uk

MODE OF SALE

Oaklands is being offered for sale in two lots or as a whole by Private Treaty.

MONEY LAUNDERING

As a result of anti-money laundering legislation all persons offering for the property should include a copy of the following documentation:

1. Photo ID for example Passport or Driving Licence.
2. Residential ID for example current Utility Bill.

WAYLEAVES EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves and rights of way both declared and undeclared.

TOWN AND COUNTRY PLANNING

The property is offered subject to any development plans, tree preservation orders, ancient orders, public rights-of-way, town planning schedules or resolutions which may be or may come into force. The purchasers will be deemed to have full knowledge of these and have satisfied themselves as to the effects such matters have on the property.

PLANS, AREAS AND SCHEDULES

These are based on Ordnance Survey and are for reference only. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

BOUNDARIES ROADS AND FENCES

The purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendor nor the Vendors Agents will be responsible for defining the boundaries of ownership thereof.

MISREPRESENTATIONS ACT

(a) The property is sold with all faults and defects (if any), whether in good condition or otherwise and neither the Vendors nor Sunderlands 1862 LLP, the Agents for the Vendors, shall be in any way responsible for such faults and defects, or for any statements contained in the particulars of the property prepared by the said Agents.

(b) The purchaser shall be deemed to acknowledge that he has not entered into a contract in reliance on any of the said statements that he has satisfied himself, as to the contents of each of the said statements by inspection or otherwise, and that no warranty or representation

has been made by the Vendors or the said Agents in relation to, or in connection with the property.

(c) Any error, omission or misstatement in any of the said statements shall not entitle the purchaser to rescind or to be discharged from this contract, nor give either party any cause for action.

(d) All measurements and distances are approximate. The electrical, drainage, water and heating installations have not been tested by the Agents. (The normal enquiry is carried out by the purchaser's Solicitors and the type of inspection undertaken by a purchaser's surveyor have not been carried out by the selling agents for the purchase or preparation of these particulars). Interested perspective purchasers are recommended to obtain an independent survey report on this property.

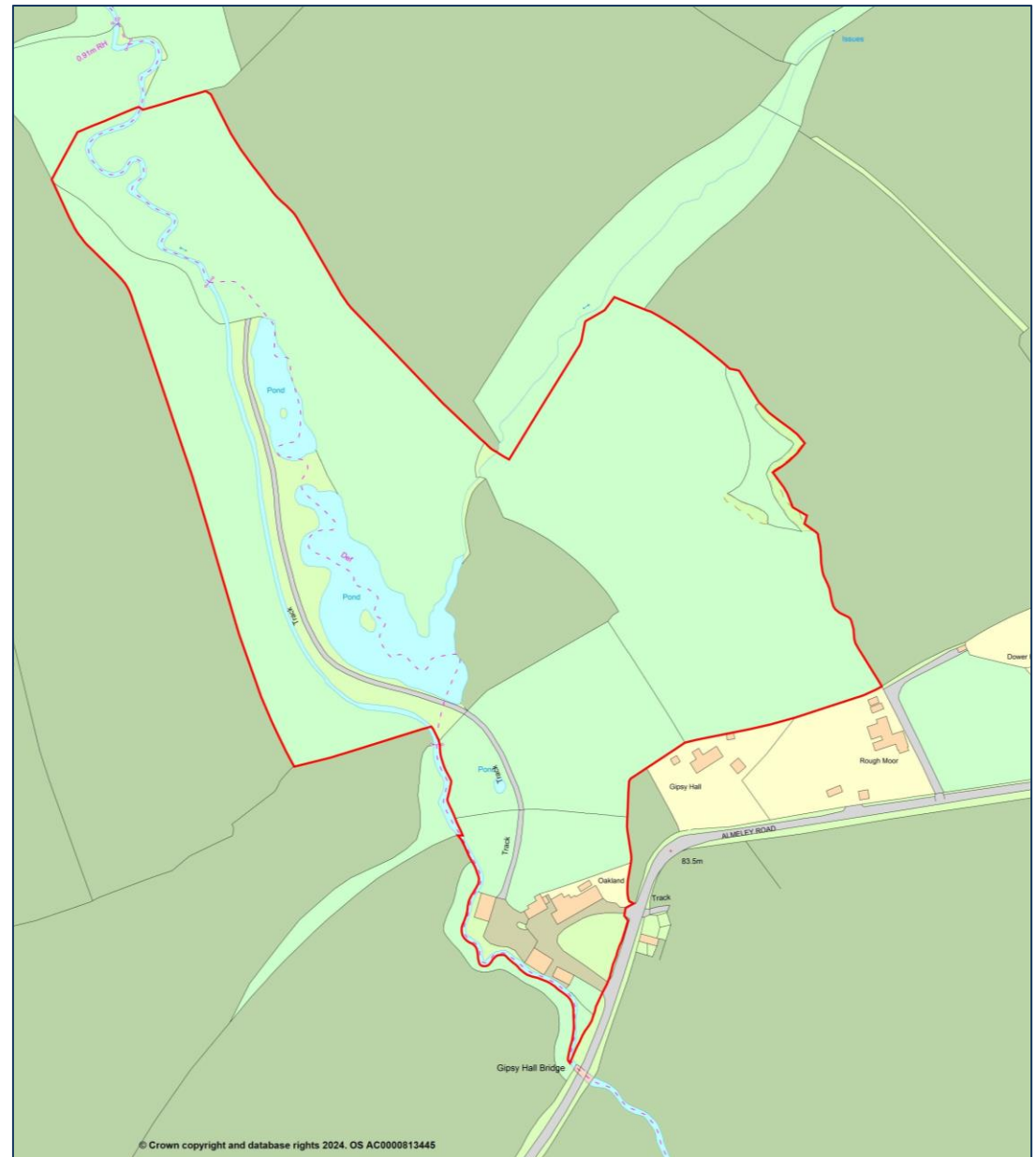
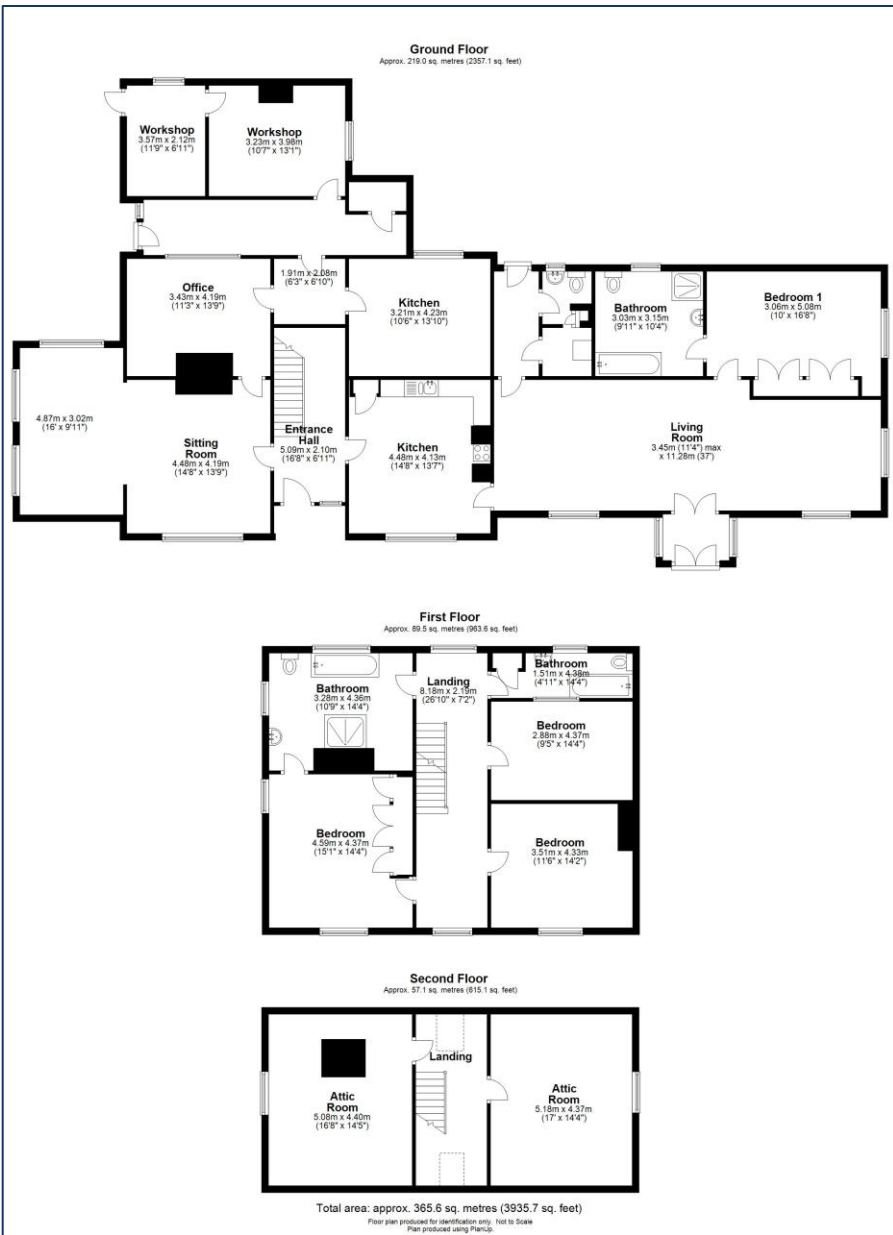
INCONSISTENCY

In the event that there is any variance between these particulars and the contract of sale, then the latter shall apply.

IMPORTANT NOTICE

These particulars are set out as a guide only. They are intended to give a fair description of the property but may not be relied upon as a statement or a representation of facts. These particulars are produced in good faith and are inevitably subjective and do not form part of any contract. No persons in the employment of Sunderlands 1862 LLP has any authority to make or give any representation or warranty whatsoever in relation to this property.

HEAD OFFICE: Offa House, St Peters Square, Hereford, Herefordshire, HR1 2PQ



rightmove
find your happy

Zoopla.co.uk
Smarter property search



None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.





Sunderlands
Residential Rural Commercial