



## The Oast House

Off St Marys Walk, Eardisland, , HR6 9BW

- Set In The Idyllic & Picturesque Village Of Eardisland
- Gas Fired Centrally Heated & Fully Double Glazed
- 3 Reception Rooms & Large Family Kitchen/Dining Room
- Minimum 12 month let
- Well Presented Stone Converted Oast House
- Offering Flexible 4 Bedroomed Accommodation
- Garage, Driveway Parking & Pleasant Garden
- Rent includes £25 pcm contribution towards sewage costs

£1,500 PCM

01568 610600  
lettings@bill-jackson.co.uk  
www.bill-jackson.co.uk

3 Broad Street  
Leominster  
Herefordshire

## LOCATION

The Oast House is situated in the heart of the idyllic and picturesque North Herefordshire village of Eardisland. The village itself is set on the black and white trail and offers good range of amenities for a village of its size including 2 Village pubs, The White Swan and The Cross Inn, the latter of which has just been refurbished, a Community Village Shop, Village Church and Hall, with the neighbouring villages of Pembridge and Kingsland both having outstanding Primary Schools. The market town of Leominster is only a few miles away where there is a good range of amenities including a number of Supermarkets, Traditional High Street shops, Doctors and Dental Surgery, Leisure Facilities including Swimming Pool, both Primary and Secondary Schools and good transport links including Railway Station. The Cathedral City of Hereford is a little further to the south for further amenities.

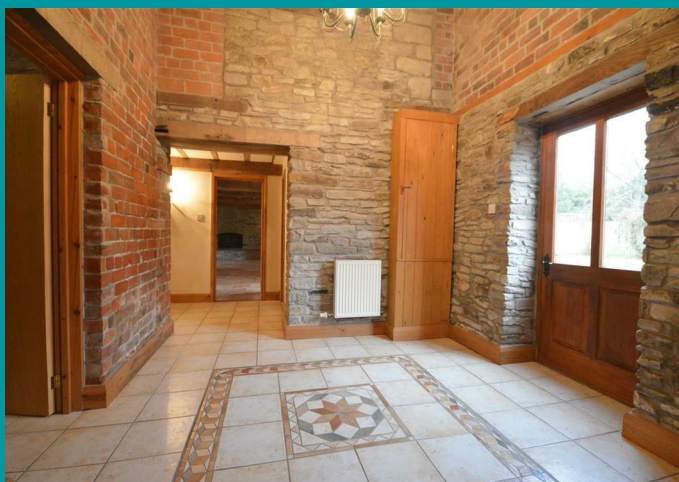
## BRIEF DESCRIPTION

Formerly an Oast House, which has been converted to offer spacious accommodation set primarily over two floors. The property is approached off St. Marys Walk by its own private gravelled driveway which sweeps around to the front elevation and provides ample parking. The accommodation includes an impressive Reception Hallway with exposed brick and stone walls, with a further Inner Hallway with Downstairs Cloakroom/W.C. off. The Living Accommodation includes an impressive and spacious Family Living Room with a wealth of exposed ceiling timbers and stone walls with a Villager woodburning stove set in a recessed fireplace with raised hearth. In addition to this, there is a separate Family Sitting Room with

double glazed French doors opening to the front elevation and vaulted ceiling with exposed ceiling joist. A separate Study provides flexibility for anyone working from home or additional living space for a family. The Kitchen/Dining Room offers a comprehensive range of matching units to include both base and wall cupboards with ample work surfaces and newly fitted gas hob with extractor hood above and 2 separate electric double ovens, both fitted with grills. There is ample space for a family dining table with space and plumbing for both washing machine and dishwasher.

A staircase from the Inner Hallway leads up to the First Floor Landing with doors leading off to the Master Bedroom, a good sized double bedroom with windows to 2 elevations. The Second Bedroom, again a double bedroom with ceiling light and double glazed window to the front elevation and modern Family Bathroom with suite to comprise a panelled bath with hot and cold tap over, separate Shower Cubicle with electric Mira shower, low flush w.c., his and hers wall mounted sink with hot and cold tap over, personal mirror and electric shaver point. From the Landing a staircase leads up to a further two bedrooms, which form a real feature to the property being the conversion of the original Hop Kiln.

Outside, the property is set in the heart of the village with easy access to the amenities it provides with gravelled driveway providing ample off-road parking, with a garden to the front elevation which is laid principally to lawn and garage.





### SERVICES & EXPENDITURE

Mains electricity, water and gas.  
Private Shared Drainage.  
Gas fired centrally heated.  
Council Tax Band: G  
Broadband Availability:  
Superfast - download speed 80 mbps upload speed 20mbps

### Household Income & Affordability Lettings

To successfully pass an income reference our appointed reference company requires a minimum household income of £45,000.  
Should a guarantor be required to support an application, an income of £54,000 would be required.

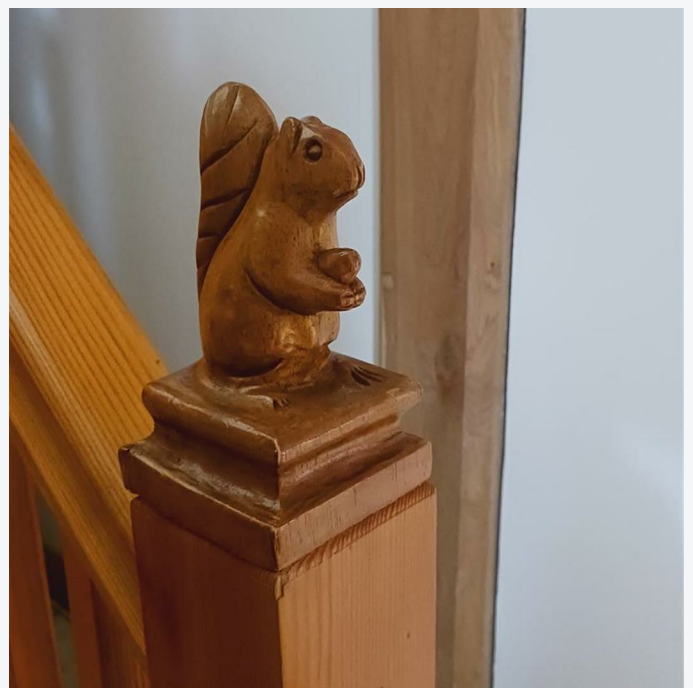
### VIEWING

Strictly by appointment. Please contact the agents on 01568 610600.  
Viewings to be conducted under our viewings policies, copies of which can be found on [www.bill-jackson.co.uk](http://www.bill-jackson.co.uk)

What3Words: ///scrambles.lawful.reputable

### Tenancy Information Portal Link

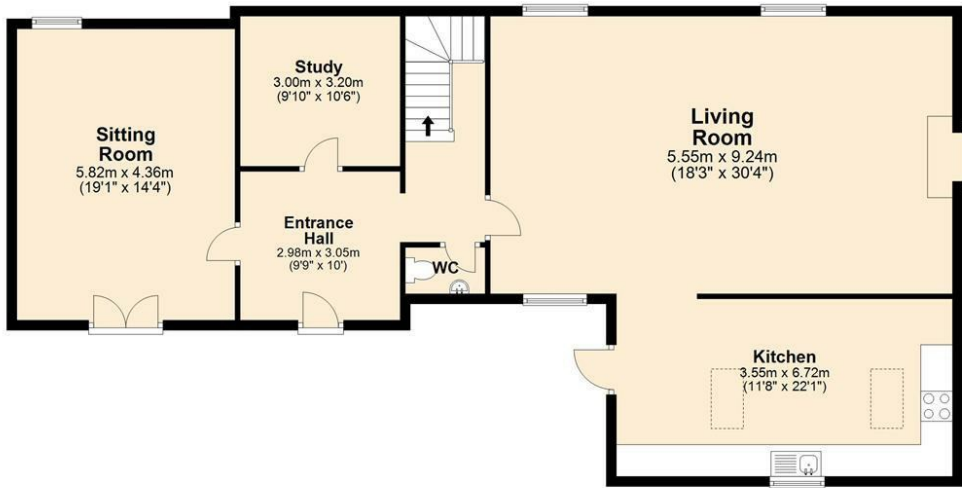
For information relating to the tenancy agreement for the listed property, please review the "Tenancy Information" link found beneath the asked rent. If viewing on our own website, this information can be found at the foot of the page titled "Additional Costs".





**Ground Floor**

Approx. 130.7 sq. metres (1407.2 sq. feet)



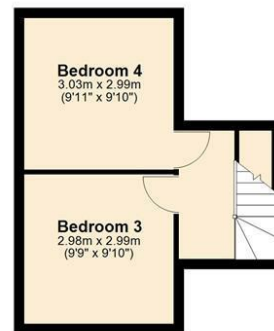
**First Floor**

Approx. 60.9 sq. metres (655.5 sq. feet)



**Second Floor**

Approx. 23.3 sq. metres (250.7 sq. feet)



Total area: approx. 214.9 sq. metres (2313.4 sq. feet)

These Plans are for Identification and Reference Only.  
Plan produced using PlanUp.

**The Oast House, Eardisland**



Address: 45 Bridge Street  
Hereford  
HR4 9DG

Tel: 01432 344 779  
Email: hereford@bill-jackson.com  
Web: www.bill-jackson.com

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