



Sunnyside, Woodseaves, Eardisley, Hereford, HR3 6LZ



**Sunderlands**  
Residential Rural Commercial



**Sunnyside  
Woodseaves  
Eardisley  
Hereford  
HR3 6LZ**

Summary of features: -

- A detached period cottage
- Found in a highly desired location
- Offering charming period style accommodation
- Set in pleasant gardens with a generous driveway and garage

**Eardisley 2 miles  
Hay-on-Wye 7½ miles  
Hereford 16½ miles**

### Description

Sunnyside is a charming, detached period cottage set in generous grounds with gardens, parking and a garage.

The property is found in a quiet rural village location.

### Situation

Woodseaves is found close to Eardisley village, which is well-served with a village shop, primary school, church, village hall, tennis club and public house.

The nearby town of Hay-on-Wye is a highly regarded tourist destination, also being within the Brecon Beacons National Park.

The surrounding area is well known for its natural beauty and opportunities for exploring the countryside via the footpaths.

### The Accommodation

Entering the property via the front porch directly into the living room where there is a fireplace with a wood-burning stove creating a warm and inviting atmosphere. The dining area adjacent to the living room features exposed stonework and provides a great space for entertaining.

A door from the living area leads into the galley-style kitchen with appliances including an integrated oven with a gas hob, extractor fan and a stainless-steel

sink. There is also a separate pantry to one side and a window to the rear. From the kitchen there is a light and airy garden room with two windows to two aspects looking out over the garden, a door to the outside and a further door into the useful utility room with a downstairs w.c., plumbing for a washing machine and a stainless-steel sink.

From the sitting room, a staircase leads to the first-floor landing providing access to all three bedrooms and the family bathroom. Two of the bedrooms are considered double in proportion and feature built-in wardrobes and one is a single.

The bathroom features a panel bath with shower over, w.c. and wash basin.

### Outside

Outside the property is approached via the village lane into its own parking and driveway area with a single garage of brick construction with double doors to the front.

Adjacent to the house, next to the road, is a storeroom with a further room to the rear.

The pleasant cottage gardens are stocked with a mixture of floral borders, lawns and fruit trees and running through the garden in a beautiful stream.

Overall, the property is in a charming position with a delightful rural outlook.

## Services

We are advised that the property is connected to mains water, mains electricity, private drainage and central heating by LPG gas. Please note the services or service installations have not been tested.

## Council Tax Band

Herefordshire Council Band "E"

## Tenure

Freehold with vacant possession upon completion.

## Directions

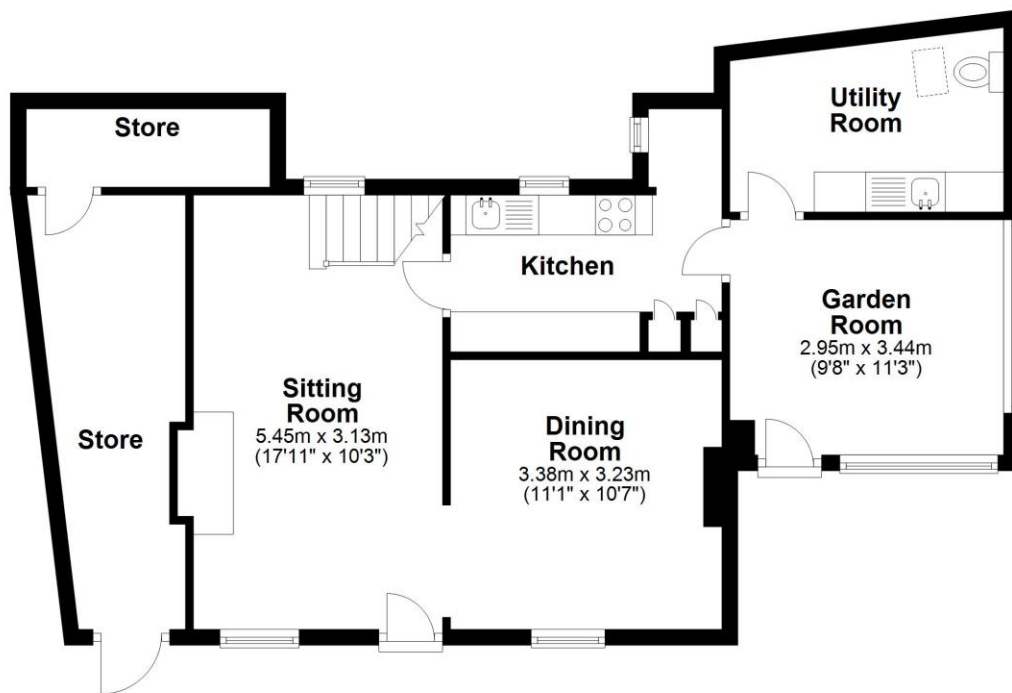
From Hay-on-Wye take the B4351 out of the town towards Clyro. At the junction turn right onto the A438 and continue along this road passing through Bronydd, Rhydspence and Whitney-on-Wye. On exiting Whitney-on-Wye take the next left-hand turn (signposted (Brilley / Michaelchurch-on-Arrow and continue up the road for 0.7 miles. At the crossroads take the right turn (signposted Woodseaves) and follow the course of the road for 0.7 miles into Woodseaves where the property will be found on the right-hand side as indicated by the agents for sale board.

What3Words Reference -  
///lads.exits.fortress



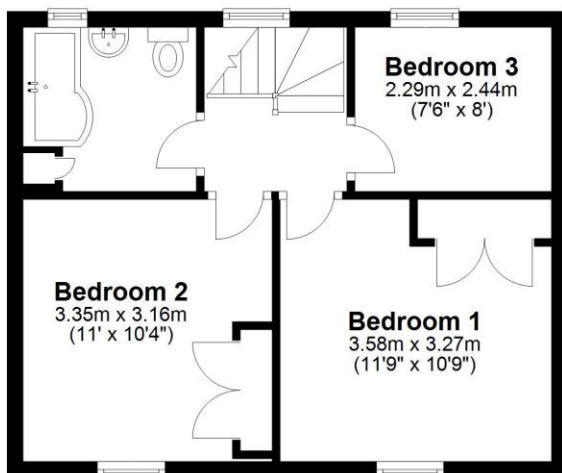
### Ground Floor

Approx. 69.7 sq. metres (750.3 sq. feet)



### First Floor

Approx. 37.2 sq. metres (400.6 sq. feet)



Total area: approx. 106.9 sq. metres (1151.0 sq. feet)

Floor plan produced for identification only. Not to Scale  
Plan produced using PlanUp.

### Viewing by appointment through Sunderlands

#### Hay-on-Wye Branch

3 Pavement House, The Pavement,  
Hay on Wye, Herefordshire HR3 5BU  
Tel: 01497 822522  
Email: hay@sunderlands.co.uk

Out of hours contact: Harry Aldrich-Blake 07717 410757

#### Hereford Branch

Offa House, St Peters Square,  
Hereford HR1 2PQ  
Tel: 01432 356161  
Email: hereford@sunderlands.co.uk

[www.sunderlands.co.uk](http://www.sunderlands.co.uk)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		75
55-68	D		
39-54	E		
21-38	F	29	
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.