



Great Oak Cottage Eardisley, Hereford, HR3 6LX

 **Sunderlands**
Residential Rural Commercial



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Summary of Features

- Detached cottage
- Three bedrooms
- Rural location
- Countryside views
- Character features throughout
- No onward chain

Asking Price £375,000

Nestled on the outskirts of the charming village of Eardisley, Hereford, this delightful detached house offers a wonderful opportunity for those seeking a character property in a picturesque setting. With two spacious reception rooms, this home provides ample space for both relaxation and entertaining. The property boasts three well-proportioned bedrooms, making it ideal for families or those wishing to accommodate guests. While the house is in need of updating, this presents a fantastic chance for buyers to put their own stamp on the property and create a home that reflects their personal style. One of the standout features of this residence is the stunning views that surround it, allowing you to enjoy the beauty of the countryside right from your doorstep.

Location

Located in the tiny hamlet of Great Oak, named after the historic-1000-year-old-tree noted on the Black and White Trail for county visitors, the Great Oak Cottage basks in panoramic views across the Wye valley to the Black Mountains. It lies a half mile from the thriving village of Eardisley with its shop, Post Office, Primary School a public house and approximately 7 miles from the market towns of Kington and Hay-On-Wye, internationally famed for its literary Festival. Hereford is a further 30 mins drive from the property.

Accommodation

The accommodation comprises: Kitchen/dining room, reception room, conservatory, garden room, downstairs shower room, three bedroom and bathroom.

Kitchen/dining room

The kitchen/dining room is a highlight of the property, providing a functional yet inviting space complete with coordinating base units, a sink with drainer, and designated areas for an electric oven and white goods. At the centre is a delightful oil-fired AGA nestled within the original inglenook fireplace, serving as a cozy focal point. The room offers generous space for a dining table and chairs, with stairs rising to the first floor and convenient access to both the reception room and the garden room.

Reception room

The reception room is warm and inviting, featuring charming exposed timber beams, a striking stone surround fireplace with a wood-burning stove, and a front-facing window that brings in natural light. It also offers direct access to the conservatory, enhancing the sense of space and connection to the outdoors.

Conservatory

The conservatory serves as a seamless connection to the outdoors by featuring large glass windows and roofs that allow natural light and garden views to flood the space. It brings the beauty of nature inside while offering shelter from the elements. Versatile in use, the conservatory can function as a sunroom, dining area, home office, greenhouse, or relaxation space, adapting to both practical needs and leisure activities throughout the year.

Garden room

The garden room at this property enhances the connection to the outdoor space with its direct views and access to the garden. Adjoining the kitchen, it functions well as a formal dining area while remaining adaptable for other uses. Additionally, it provides convenient access to the downstairs shower room, adding to its practicality.

Downstairs shower room

The downstairs shower room is compactly fitted with a low level WC, a shower cubicle, and a wash hand basin. This setup serves as convenient and practical washing facilities for the log cabin, which has been used for Airbnb purposes, allowing guests to have private, self-contained hygiene access.

First floor

The stairs lead up to a good-sized Landing area with a window giving views to the garden.

Bedroom one

Bedroom one is a spacious double bedroom featuring fitted wardrobes for ample storage and enjoys beautiful views across the countryside, offering a peaceful and scenic outlook.

Bedroom two

Bedroom two is another well-proportioned double bedroom, offering space for free-standing furniture and enjoying lovely views across the countryside.

Bedroom three

Bedroom three is a compact single bedroom featuring a side aspect window, making it ideal as a child's room, guest room, or home office.

Bathroom

The spacious bathroom is fitted with a three-piece suite comprising a bathtub, low level WC, and wash hand basin, providing comfortable and functional family facilities.



Oustide

The outdoor space is a standout feature of this property, offering a blend of natural beauty and practical functionality. At the front of the property, there are stunning views that stretch across to the Black Mountains, providing a scenic backdrop that enhances the overall appeal. On either side of the property, there's ample parking space, offering convenience and ease for residents and guests. To the rear, the outdoor area transforms into a peaceful retreat. The patio, sheltered by a canopy of mature trees, provides the perfect setting for outdoor dining, relaxation, or simply enjoying the surroundings. The garden itself is generously sized, featuring an array of shrubs, plants, and trees that add to the charm and character of the space. This diverse greenery not only creates a serene atmosphere but also attracts local wildlife, making it a lovely natural sanctuary. A particularly noteworthy addition to the garden is the log cabin, which previously served as a successful Airbnb rental. This rustic structure adds both charm and potential, offering flexibility for use as a guesthouse, office, or a creative space. Its previous success as an Airbnb speaks to its appeal and functionality as a self-contained unit within the property.

Services

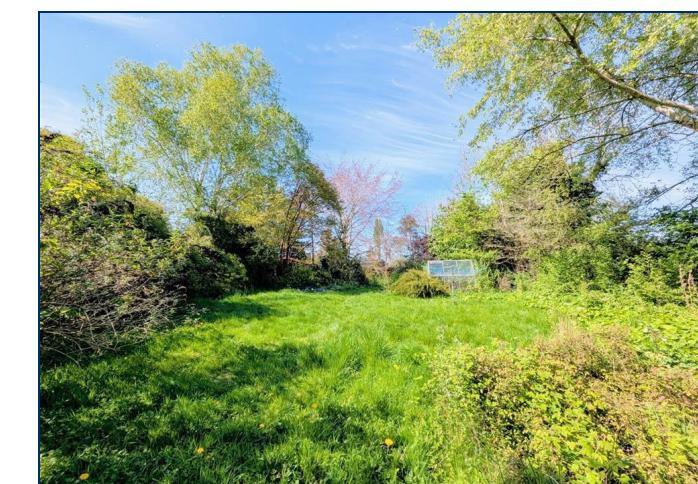
We understand mains water and electricity are connected to the property. Oil fired central heating. Private drainage. Herefordshire Council Tax Band - D
Tenure - Freehold

Directions

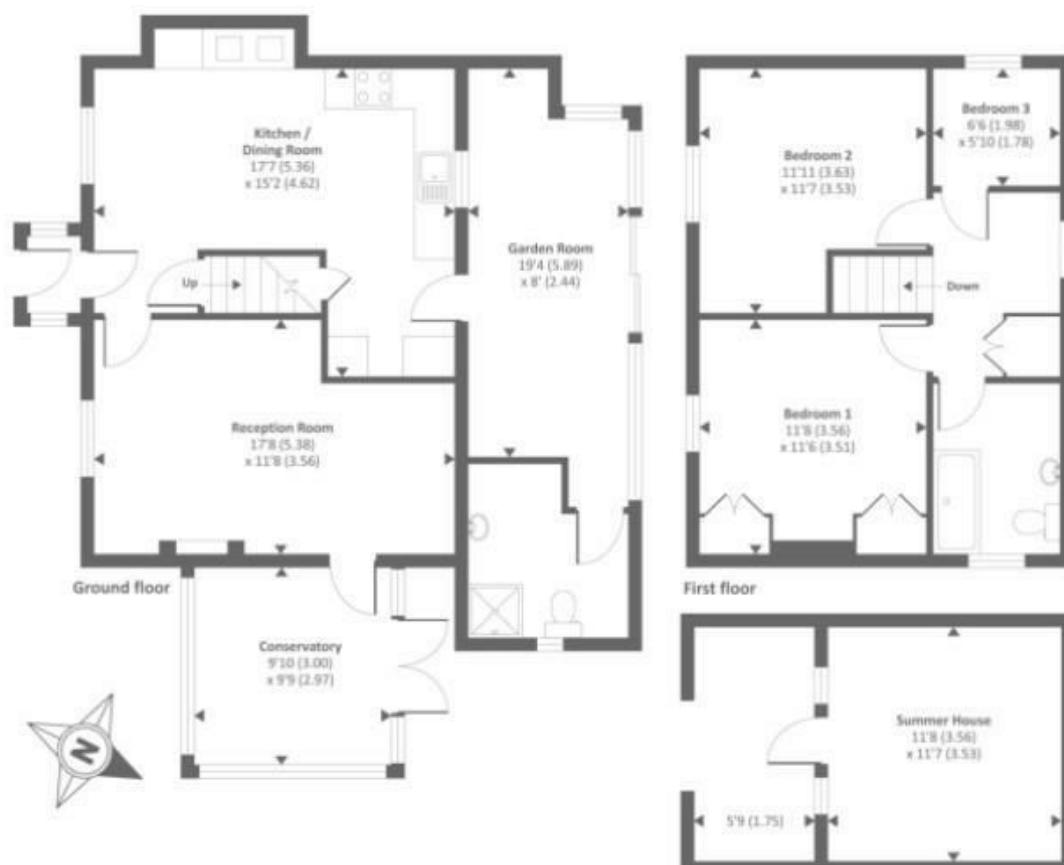
From Hereford, take the A438 Brecon road, at the Whitecross roundabout take the second exit onto Kings Acre Road and continue straight for 12 miles into the centre of Eardisley village. Turn left onto Woodeaves Road at the Tram Inn. In a half mile the property is to be found on the right at the sign for the Great Oak.

Anti Money Laundering

The purchaser will be required to provide sufficient identification to verify their identity in compliance with the Money Laundering Regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti money laundering checks. This fee is payable at the time of verification and is non-refundable.







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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.