



Marlbrook Almeley Road, Eardisley, Hereford, HR3 6PP

Offers in the region of £295,000



Holters
Local Agent, National Exposure

Marlbrook Almeley Road, Eardisley, Hereford, HR3 6PP

A detached bungalow with plenty of potential, Marlbrook combines generous gardens, ample parking and a peaceful setting backing onto open fields. With two double bedrooms, two reception rooms and village amenities just a short, level walk away, it's an excellent opportunity to create a wonderful home in one of Herefordshire's most desirable villages.

- Detached Bungalow
- Available No Upward Chain
- Driveway Providing Ample Parking
- Short Level Walk to Village Facilities Inc. Shop, 2 Pubs & Primary School
- 2 Double Bedrooms
- Backing onto a Field
- Detached Garage
- 2 Reception Rooms
- Good-sized Front & Rear Gardens
- Potential to Extend (STPP)

The Property

Introducing Marlbrook, a detached bungalow occupying a generous plot within the highly sought-after village of Eardisley. Available with no upward chain, the property offers two double bedrooms, two reception rooms, a detached garage and ample off-road parking, while enjoying attractive front and rear gardens backing directly onto open fields. Conveniently positioned within a short, level walk of the village's excellent amenities, including a shop, two pubs and a primary school, Marlbrook presents an excellent opportunity for those seeking comfortable single-storey living with the potential to modernise and extend, subject to the necessary planning permissions.

Inside, the accommodation is well laid out and flows naturally from the central entrance hallway. Positioned to the front of the property, the spacious living room is a bright and welcoming space, with a large bay window allowing plenty of natural light to flood the room and creating an ideal setting for both everyday living and entertaining. The kitchen offers a good range of fitted base and wall units together with generous worktop space and enjoys an open outlook into the adjoining dining/family room. This

impressive second reception room provides a versatile space for dining, relaxing or entertaining whilst enjoying pleasant views over the rear garden, with direct access outside making it equally suited to warmer months of the year. There are two well-proportioned double bedrooms, with Bedroom One benefiting from a generous front-facing bay window, while the second bedroom enjoys a rear aspect overlooking the garden. Completing the accommodation is a spacious bathroom fitted with a bath incorporating a shower over, wash hand basin and W.C.

Outside, the property is approached via a sweeping driveway providing ample off-road parking for numerous vehicles and leading to the detached garage. The front garden is mainly laid to lawn and enclosed by mature hedging, creating an attractive first impression and a good degree of privacy. To the rear, the enclosed garden enjoys a pleasant, open backdrop across neighbouring fields and offers an excellent balance of lawn, established shrubs, flowering borders and paved seating areas, creating an ideal space to relax, entertain or enjoy gardening. The generous plot further enhances the property's appeal and offers excellent potential for extension,

subject to the necessary planning permissions.

Available with no upward chain, Marlbrook presents an excellent opportunity to acquire a detached bungalow in one of Herefordshire's most desirable villages. Offering generous accommodation, mature gardens, excellent parking, a detached garage and scope for further improvement, all within easy walking distance of Eardisley's amenities, this appealing home is sure to attract a wide range of purchasers seeking the convenience of village living in a delightful countryside setting.

The Location

Eardisley is a thriving and highly regarded Herefordshire village, set amidst the beautiful countryside of the Wye Valley and renowned for its strong sense of community and excellent range of day-to-day amenities. Within a short, level walk of the property are a village shop, two traditional pubs, a well-regarded primary school, doctor's surgery and a range of local services, making it an ideal location for families, retirees and those seeking a convenient village lifestyle. The village also benefits from regular bus services and offers excellent access to the market towns of



Kington, Hay-on-Wye, Leominster and Hereford, whilst the surrounding countryside provides an abundance of scenic walks, cycling routes and outdoor pursuits. Combining rural charm with everyday convenience, Eardisley remains one of Herefordshire's most desirable village locations.

Services

We are informed the property is connected to all mains services.

Heating

The property has the benefit of gas fired central heating.

Council Tax

Herefordshire Council - Band C.

Tenure

We are informed the property is of freehold tenure.

Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 900MB. Interested parties are advised to make their own enquiries.

What3Words

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Nearest Towns/Cities

- Kington - 5 miles
- Hay-On-Wye - 11 miles
- Hereford -15 miles
- Leominster - 15 miles
- Builth Wells - 26 miles
- Brecon - 26 miles

Referral Fees

Holters routinely refers vendors and purchasers to providers of conveyancing and financial services. Please see our website for more information.

Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering (AML) checks on all prospective purchasers verifying the customer's identity using biometric identification checks, which includes facial recognition. A company called Creditsafe Business Solutions Ltd provide Anti Money

Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

Wayleaves, Easements and Rights of Way

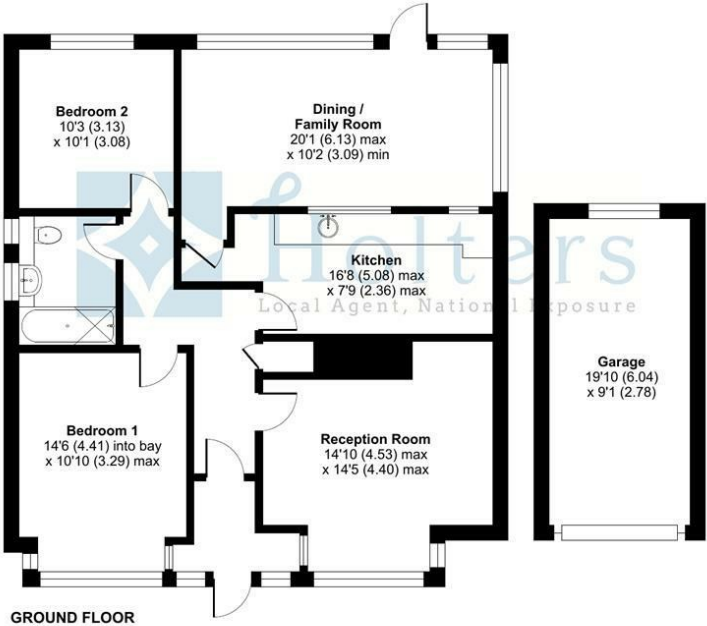
The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

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Approximate Area = 1016 sq ft / 94.4 sq m
Garage = 181 sq ft / 16.8 sq m
Total = 1197 sq ft / 111.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richrecom 2025. Produced for Holters Estate Agents. REF: 1483672

