

# 2 Holmore Cottages

Eardisley, Herefordshire, HR3 6PH



**2 Holmore Cottages**  
**Eardisley**  
**Hereford**  
**Herefordshire**  
**HR3 6PH**

- *A modern semi-detached house*
- *Two double bedrooms with built-in storage*
- *Enclosed garden and off-road parking for two vehicles*
- *Photovoltaic (solar) panels*
- *Sought-after location in a popular 'black and white trail' village in West Herefordshire*

Kington 6 miles  
Leominster 14½ miles  
Hereford 14½ miles

### **INTRODUCTION**

2 Holmore Cottages is an attractive modern semi-detached home located in the heart of the beautifully picturesque and highly desirable "black and white" village of Eardisley. Offering spacious and well-balanced accommodation, this delightful property provides an excellent opportunity for those seeking their first home or wishing to enjoy village living in a convenient West Herefordshire setting.

With two generous bedrooms, a large sitting room, oil-fired central heating, private rear garden, and off-road parking, this home combines comfort, practicality, and charm—ideal for buyers looking for modern living within a characterful rural environment.

### **LOCATION**

Eardisley is a renowned stop on the Black and White Village Trail, celebrated for its traditional timber-framed architecture and vibrant community atmosphere. The village offers a range of amenities including a primary school, village shop, church, village hall, tennis club, and hairdresser.

The market town of Kington lies approximately 6 miles away and provides an excellent selection of independent shops and services, including a medical centre, secondary school, cafés, restaurants, and hotels. Rail links are available in Hereford, offering connections to regional and national destinations.

This combination of rural charm, practical amenities, and excellent transport links makes Eardisley an attractive choice for first-time buyers and downsizers alike.

### **ACCOMMODATION**

The front door opens into a welcoming hallway with a downstairs W.C. and wash basin positioned on the left. To the right, the kitchen

provides space for a dining table and is fitted with a range of units, a stainless-steel sink, and a window overlooking the front of the property.

At the rear, the spacious sitting room offers generous living accommodation and includes a useful understairs storage cupboard. Double doors open directly onto the garden, creating a lovely indoor–outdoor flow.

Stairs from the hallway lead to the first-floor landing, giving access to two double bedrooms. Both rooms benefit from built-in double wardrobes as well as additional storage cupboards. The bathroom includes a wash-hand basin, close-coupled W.C., and a panelled bath with shower over.

### **OUTSIDE**

The property is approached via a small lane leading to two private parking spaces at the front. A pathway and gate give access to the rear, where a level, lawned garden is enclosed by panel fencing. This secure and manageable outdoor space is ideal for gardening, pets, or alfresco dining.

### **SERVICES**

The property is connected to mains water, mains electricity, mains drainage with oil-fired central heating. The property also has the benefit of PV (solar) panels. Please note that the services or service installations have not been tested.

### **TENURE**

Freehold with vacant possession upon completion.

### **COUNCIL TAX**

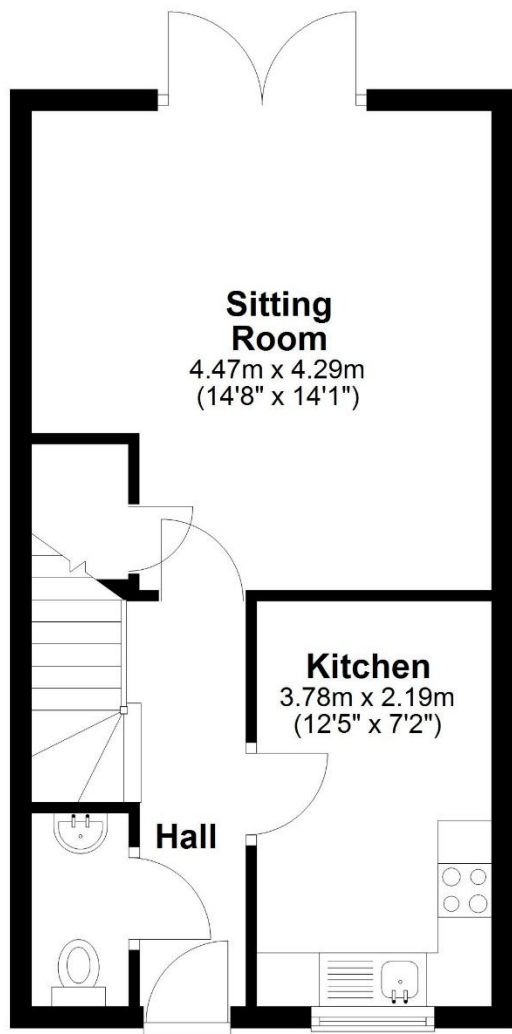
Herefordshire County Council Band "B"

### **DIRECTIONS**

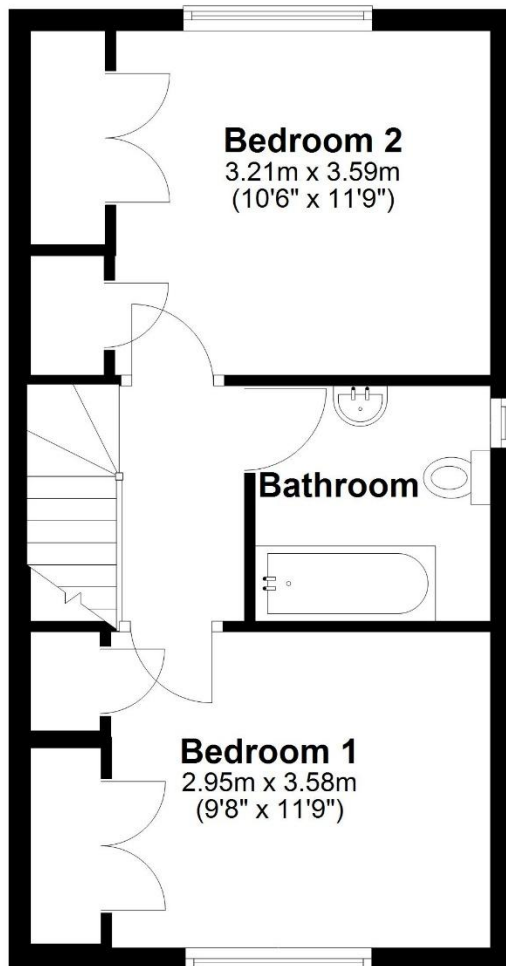
What3Words: [///tractor.conqueror.wipes](https://www.what3words.com/tractor.conqueror.wipes)



## Ground Floor



## First Floor



### ANTI MONEY LAUNDERING CHECKS

The successful purchaser/s will be required to provide sufficient identification to verify their identity in compliance with the Money Laundering Regulations. Please note that a small fee of £15 + VAT per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

### MOBILE & INTERNET CONNECTION

Please refer to Ofcom by using the following link:  
[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

### NOTES

Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

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REGISTERED OFFICE: Offa House, Hereford.  
HR1 2PQ REGISTERED NO: OC338911

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C	74	75
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Total area: approx. 71.9 sq. metres (774.2 sq. feet)

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