



Upper Welson Cottage, Upper Welson, Eardisley, HR3 6ND  
Price £650,000

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# Upper Welson Cottage, Upper Welson Eardisley

Super views and gardens totaling approximately 1.27 acres, this detached character cottage is located in a pretty rural position on the outskirts of Eardisley. Offering generous accommodation of around 2600 square feet with the added benefit of having no vendor chain involved. Early viewing considered essential.

## FEATURES

- CHAIN FREE
- BEAUTIFUL VIEWS
- RURAL POSITION
- EDGE OF VILLAGE
- 1.27 ACRE GARDENS
- CIRCA 2600 SQAURE FEET OF LIVING SPACE

## Material Information

**Price** £650,000

**Tenure:** Freehold

**Local Authority:** Herefordshire

**Council Tax:** F

**EPC:** E (52)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 71 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 54 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Introduction

Offered for sale with the added benefit of having no vendor chain involved this detached cottage located on the outskirts of popular Eardisley benefits from stunning views as well as gardens totaling circa 1.27 acres. Generously proportioned throughout and located at the end of a no through lane, this is a property that must be viewed in order to appreciate the opportunity offer. Gated driveway parking and detached garage. Super rural retreat.

Property Description

Entry into the hallway with with doorways into the spacious kitchen, dining room and a useful cloakroom. Off the kitchen is an attractive sun room which looks out onto the beautiful gardens. Through the dining room is the large living room, which has french doors leading onto the patio and access into the study. The views can also be enjoyed from the living room. The first floor can be accessed via two separate staircases leading to four bedrooms, one with en suite plus a family bathroom also.

Garden & Land

The extensive gardens totaling around 1.27 acres are a real feature of this lovely home and are ideal for those buyers who enjoy spending time outside whilst appreciating the beautiful views and surroundings. The outside space is mainly laid to lawn with patio areas, pretty borders as well as space for vegetable plots.

Garage & Parking

Gated driveway parking for several vehicles as well as a detached single garage.

Services

Oil heating, mains water and electricity  
Private drainage  
Council Tax Band F

Location

Located in the popular black and white village of Eardisley. This has an excellent range of local amenities including primary school, church, tennis court, fire station, hair salon, grocery store, village hall, post office and café. Eardisley lies approximately 16 miles west of the cathedral city of Hereford, approximately 14 miles south west of Leominster and the market towns of Kington and Hay on Wye are 6 and 9 miles respectively.

What3words///

///answer.clipped.plump

Broadband

Broadband type Highest available  
download speed Highest available upload speed Availability  
Standard 6 Mbps 1 Mbps Good  
Superfast --Not available --Not available Unlikely  
Ultrafast 1000 Mbps 1000 Mbps Good

Networks in your area - Gigaclear  
Source: Ofcom Mobile Checker

Indoor Mobile Coverage

Provider Voice Data  
EE None None  
Three None None  
O2 Limited None  
Vodafone Limited Limited

Source: Ofcom Mobile Checker

Outdoor Mobile Coverage

Provider Voice Data  
EE Likely Likely  
Three Likely Likely





O2 Likely Likely  
Vodafone Likely Likely  
5G is predicted to be available around your location from the following provider(s):  
EE. Please note that this predicted 5G coverage is for outdoors only.  
Source: Ofcom Mobile Checker

Agent's Notes

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer’s identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £24 inclusive of VAT per purchaser in order for us to carry out our due diligence.

Agents Notes

Please note that there is a planning application at a neighbouring property for a proposed self-build dwelling and outbuilding to replace existing barns. Barn 1 already has prior approval for conversion into a larger dwellinghouse (230570).

[www.herefordshire.gov.uk](http://www.herefordshire.gov.uk) planning number P243202/F

[https://www.herefordshire.gov.uk/info/200142/planning\\_services/planning\\_application\\_id=243202&search-term=hr3%206nd](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_id=243202&search-term=hr3%206nd)

DIRECTIONS

From Leominster, proceed west on the A44 towards Kington. At the crossroads continue forward onto the A4112 passing through Sarnesfield and Kinnersley. At the T-Junction turn right signposted Eardisley (A4111). Head straight through Eardisley. Approx 1.4km from The New Strand pub take the left hand turn onto Bower Lane.



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Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

2601.21 ft<sup>2</sup>

241.66 m<sup>2</sup>

**Reduced headroom**

89.08 ft<sup>2</sup>

8.28 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

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