



Old Pearmain with 3 acres, Eardisland, HR6 9DN
Price £665,000

COBB
AMOS

SALES | LETTINGS | AUCTIONS
LAND & NEW HOMES



Old Pearmain with 3 acres, Eardisland

Located on the outskirts of the sought after village of Eardisland and having a quiet lane setting is this characterful half timbered home dating back to the 1760s and once the Butler's Cottage to Burton Court Estate. More recently, the property has been extended to create a contemporary light filled living/kitchen area bringing both old and new together in rural symphony. Further benefits include: countryside views, gated driveway, detached workshop, double garage, greenhouse, gardens and circa three acres of Organic Status Orchard. A super opportunity to realise the 'good life' in the heart of the productive Herefordshire countryside.

FEATURES

- DETACHED HOME
- FOUR/FIVE BEDROOM HOME
- THREE ACRE GROUNDS
- RURAL, QUIET LANE POSITION
- EDGE OF POPULAR EARDISLAND
- DOUBLE GARAGE WITH CAR PIT
- WORKSHOP
- DRIVEWAY PARKWAY
- CONTEMPORARY KITCHEN/LIVING EXTENSION
- ATTRACTIVE GARDENS & RURAL VIEWS

Material Information

Price £665,000

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: E

EPC: D (61)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Introduction

We offer for sale this extended, detached family home with workshop, double garage, gardens over looking countryside (approximately a fifth of an acre) and a three acre apple orchard directly across the lane. Perfectly located on the edge of the village of Eardisland which is known as one of Herefordshire's most sought after villages, owing to its beautiful black and white houses, picture-perfect view of the hump-backed river bridge, local pubs, tea room, dovecote shop and thriving village community. The main property has accommodation comprising; porch, kitchen/dining/living room, WC, separate dining room, sitting room, hall, four bedrooms and a family bathroom.

Property Description

Entry begins through a bespoke, oak framed entrance porch with seating and storage for any outdoor footwear. Glazed, oak double doors open onto an impressive kitchen extension added in 2017 by the current vendors thus creating a super, open plan living/kitchen/dining arrangement for family gatherings or the ability to cook and chat across the centrally positioned island. This area boasts: exposed oak timbers, vaulted roof spaces with double glazed skylights allowing sunlight to drench through, attractive exposed stone walling, Karndean flooring, walk in pantry, room for table and chairs with its own pendant lighting and views of the garden and room for comfortable sofa seating. The kitchen itself is appointed with a range of wall and base units with wood effect surfaces, a central island unit with integrated induction hob with extractor over, inset sink unit, integrated Neff one and half electric oven, integrated full height fridge and integrated dishwasher. Adjoining the kitchen area is a dual aspect sitting room believed to date back to 1760 with exposed beams and framework, a Stovax Wood-Burner with stone hearth, oak internal doors and a large, light filled bay window. The perfect place for cosy TV watching in the Winter months. From the sitting room we enter into an entrance hallway which creates a central point for the house to welcome guests. Positioned just off the hallway is a handy WC and another dual aspect room currently used for formal dining but could also lend itself to becoming a home office or ground floor bedroom. From the central hallway, a staircase rises to four bedrooms and a family bathroom. The master bedroom has dual aspect with terrific views over the orchard, exposed timber framing and room for a wardrobe and drawers. Bedroom two is a good sized double again with rural views from its dual aspect windows and room for a wardrobe, dressing table and drawer sets. Bedroom three is currently set up as a single with study facilities. It also enjoys views of the countryside and is dual aspect. The fourth bedroom is a single but would make a super dressing room as it already has two alcove cupboards for storage. The family bathroom has attractive wood effect vanity cupboards with granite effect top and a bath with power

shower above, an attractive towel radiator and under floor heating below Karndean flooring. It is also useful to note that the property has a main (not boarded) and side loft (boarded) both with fitted loft ladders and has oil central heating through out.

Garden

The generous gardens wrap around the property incorporating a number of gravelled and paved seating areas for al fresco dining, morning coffee or that evening tipple depending on where the sun is rising or setting. Mature shrubs and trees and cottage style planted borders provide flashes of colour and depth to the well landscaped and designed gardens surrounding the house. The icing on the cake is the addition of a water well sitting proudly in the garden that provides water to the house via a natural spring.

Garage & Parking

The property benefits from: parking for several vehicles at the side of the house, a double garage with car pit, electric roller doors, eaves storage and tool shed to the rear and a separate detached workshop with front window access that allows car entry and boarded eaves storage. There is also a separate greenhouse and log store.

Land

Just across the lane is circa 3 acres of productive cider and dessert apple orchard with additional plum trees and an established vegetable patch.

Services

Herefordshire Council Tax Band E
Oil fired central heating
Mains electricity is connected to the property.
Private water supply and private drainage to a septic tank.

Broadband

Broadband type Highest available download speed Highest available upload speed Availability
Standard 7 Mbps 0.8 Mbps Good
Superfast --Not available --Not available Unlikely
Ultrafast 1000 Mbps 1000 Mbps Good

Networks in your area - Gigaclear
The vendor tells us that there is Fibre to the Premises (FTTP)
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



COBB
AMOS

COBB
AMOS



following provider(s): EE. Please note that this predicted 5G coverage is for outdoors only.

Source: Ofcom Mobile Checker

Indoor Mobile Coverage

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

Source: Ofcom Mobile Checker

The vendor informs us that they use Vodafone at the property with 4G

Location

Old Pearmain is set on a quiet lane on the edge of the sought after black and white village of Eardisland, situated on the River Arrow and offering two public houses, community shop, church and bus service. The highly rated Kingsland primary school is under three miles away and the popular market town of Leominster which offers a further range of amenities including supermarkets, leisure facilities and good road and rail links is just five miles distance.

Agent's Note

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.

What3words

What3words:///proofread.fats.alarming

Agent's Note

The vendor intends to apply an Overage Arrangement to the Orchard should the buyer achieve future planning permission.

DIRECTIONS

On entering the village of Eardisland with The Cross Inn and Rita's Tearoom on your left proceed straight on. Take the second turning left sign posted Burton Court. Old Pearmain is the second property on this road on the left hand side.







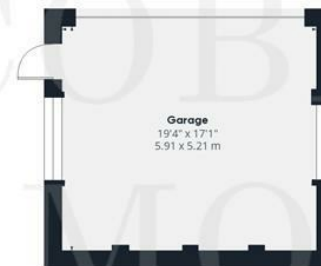
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3



Approximate total area¹⁾

1881.64 ft²

174.81 m²

Reduced headroom

5.85 ft²

0.54 m²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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.

COBB AMOS

SALES | LETTINGS | AUCTIONS
LAND & NEW HOMES

Hereford

Telephone: 01432 266007
hereford@cobbamos.com
14 King Street, Hereford, HR4 9BW

Ludlow

Telephone: 01584 874450
ludlow@cobbamos.com
5 High Street, Ludlow, SY8 1BS

Lettings

Telephone: 01432 266007
lettings@cobbamos.com
14 King Street, Hereford, HR4 9BW

Leominster

Telephone: 01568 610310
leominster@cobbamos.com
5 Broad Street, Leominster, HR6 8BS

Knighton

Telephone: 01547 529907
knighton@cobbamos.com
22 Broad Street, Knighton, LD7 1BL

Land & New Homes

Telephone: 01584 700648
landandnewhomes@cobbamos.com
5 High Street, Ludlow, SY8 1BS

Head Office

Telephone: 01568 605300
hello@cobbamos.com accounts@cobbamos.com
First Floor Executive Suite, 5 High Street, Ludlow, SY8 1BS



www.cobbamos.com