

ORCHARD FARM

Eardisland, Herefordshire

£650,000



“Your own perfect slice of country village living”

A spacious character property with land in the heart of the picturesque village of Eardisland.

- Contemporary with character
- Great family home
- Double detached garage
- Master bedroom with ensuite
- Generous living accommodation
- Kitchen garden
- Variety of out-buildings
- 2,239 sq ft



The Area: Orchard Farm sits in the heart of Eardisland, one of Herefordshire's picturesque black and white villages. With its outstanding beauty, historical period houses and converted dovecote going back to the 17th century, the village is nestled on the banks of the River Arrow. Services in Eardisland include a shop, two public houses and the pretty St Mary's parish church.

The Outside: Outside a pretty gravel driveway provides ample off road parking leading up the detached double garage which has mains electricity. The driveway continues to the side and sweeps round to the rear of the property. The property has a cottage garden to the front and an extensive garden to the side. Immediately to the rear of the property is an extensive parcel of land (1.5 acres - TBV your solicitor) with secondary access and a variety of outbuildings, polytunnel and greenhouses.

The House: On the ground floor you are greeted by a spacious reception hallway. Off this is a study/home office and a full width sitting room, which would provide space for all the family, with bi-fold doors to the rear courtyard. The open plan kitchen, which is fitted with integrated appliances, flows through to the day room with a feature stone fireplace. A conservatory/ dining room is to the rear plus a WC and laundry.

On the first floor a further spacious landing with exposed timbers has plenty of natural light. The master bedroom has double fitted wardrobes and a tastefully designed ensuite shower room. Two further double bedrooms, a single bedroom and a large family bathroom with a stylish rolltop bath complete the upstairs accommodation.

Directions: Entering the village of Eardisland via the bridge, pass the Cross Inn public house on your left and continue along the road for approximately 300m. You will see a small sign at the end of the driveway to Orchard Farm on your right.

EPC and floor plan available on website.

DISCLAIMER: Neither these particulars, nor oral representations, form any part of any offer or contract and their accuracy cannot be guaranteed. The Agent has not verified the tenure, boundaries, rights of way or structural integrity of the property. Therefore, prospective purchasers should satisfy themselves as to the correctness of details given in these particulars by inspection or otherwise.

