

# FOX PIE COTTAGE

£375,000



“An adorable, character cottage in a popular village”

Eardisley, Herefordshire

This charming, detached, Grade II listed cottage is located in the desirable village of Eardisley. With beautiful character throughout, Fox Pie Cottage is a warm and cosy home, featuring two attractive reception rooms, a pretty walled garden, sun room, garage and a useful outbuilding which could be used as an office or additional bedroom.

- Detached cottage
- Character throughout
- 2/3 bedrooms, serviced by own bathrooms
- Off road parking
- Garage
- Garden sun room
- Pretty walled garden
- Thriving village



Enter the property via the attractive oak front door, adorned with a charming fox brass knocker. Inside, a spacious reception hallway leads left and right, with a set of stairs leading up in front to the first floor.

To the right side of the property, the large, square sitting room is dual aspect, with exposed ceiling beams overhead and a cosy oil-fuelled stove, housed within a stunning, stone feature fireplace. A part-glazed door leads to the sun room at the rear of the property. This pretty, glazed room enjoys views across the rear garden and benefits from the afternoon sun, making it just the place to relax with a cup of coffee and a good book.

The kitchen sits to the rear and has wrap-around, built-in floor and wall cupboards, providing plenty of storage space. There is an in-built oven with counter-top electric hob and overhead extractor fan; the kitchen sink sits beneath a picture window and offers pretty views across the garden. A glazed door leads out to the patio area.

To the left hand side of the property is a characterful dining room, replete with exposed beams and stone fireplace with timber mantel, housing a wood burning stove. From here, a further glazed door leads out to the patio area. The useful utility room sits to the side: providing an ideal space for domestic duties and accommodating all of the white goods.

Upstairs, all rooms lead off a generous landing, which benefits from plenty of under-eaves storage. The master bedroom is double aspect and has a bank of under-eaves storage cupboards; this room is serviced by the bathroom next door: and comprises of a bath with shower attachment, WC, wash hand basin and full length storage cupboards. Thesecond bedroom is at the other end of the house and is also double aspect and has plenty of character, with exposed timber on show as well as built in cupboards. The attendant shower room has a bath, WC, wash hand basin and corner shower cubical.



**Outside:** There is off street parking to the side of the property as well as a double door leading into the garage and side gate giving access to the garden. The rear walled garden is a treat: a blaze of colour during the summer months, courtesy of flower borders around a central lawn. The outdoor space is multi-level, lending character and charm. There is a raised patio seating area: just the spot for enjoying al fresco drinks or a summer barbecue with family and friends. There is also a wooden greenhouse and a pair of brick storage sheds.



**Outside:** [cont...] There is a side access door to the garage and, behind, this a further door to what is currently used as an occasional third bedroom, with an en suite shower room. This could also be utilised as a home office or hobby room.

**Area:** Eardisley is a popular and well-regarded Herefordshire village which forms part of the beautiful 'Black and White Trail' of historic villages. Local amenities include a Post Office and general, nursery, primary school, tennis club and croquet club, public house and church. Nearby towns with further amenities include Kington, Hay on Wye and Leominster are just a few miles' drive away. Lovers of the great outdoors are well served, with an abundance of beautiful rural walks from your doorstep.

**At a glance:**

Bedrooms:	2
Tenure:	Freehold
Council Tax Band*:	E
Heating:	Central heating; Oil
Services:	Mains water, electricity, drainage
Service charges:	Nil
Covenants:	Grade II Listing
Broadband:	Yes**

\* correct as of instruction date | Source: BT

EPC and floor plan available on the 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.

