

**Little Upcott
Eardisley, Hereford**




ROSCOE ROGERS KNIGHT
Town and country properties



Little Upcott

Eardisley, Hereford

This magical property is set in a delightful rural location, enjoying excellent levels of privacy in the heart of the Herefordshire countryside. The pretty detached 17th-century, Grade II listed cottage is arranged over three floors with a cellar.

A large two-storey barn and a range of useful outbuildings have been built sympathetically, all set within an acre of woodland, gardens, and a central terrace, approached via a meandering driveway. The attractive village of Eardisley is located within the triangle of Hay-on-Wye, Hereford, and Abergavenny, and is close to Shobdon.

The cottage was constructed with timber framing and brick infill, as well as stonework, with timber-framed leaded-light windows and wooden doors set beneath a combination of stone and clay-tiled pitched roofs. It features two substantial stone-built chimneys, one at each gable end. Features include vertically boarded, ledged and braced doors with Suffolk latches, original stone and tiled boarded floors, exposed brick and stonework, beams to ceilings and walls, original timber framing, and some exposed laths.

From the front garden, the entrance is through a vertically boarded door into:

SITTING ROOM: 3.97m x 4.22m (13'0" x 13'10")

Windows to two aspects overlook the garden and countryside, with a glazed panel opening into the conservatory. Feature fireplace with timber lintel beam over and inset wood-burner set on a raised brick hearth. Door into:



CONSERVATORY: 4.27m x 2.60m (14'0" x 8'6")

With glazing on three sides, set on a low-level brick plinth wall with a mono-pitched glazed roof over. From the Sitting Room, a door opens into:



KITCHEN/BREAKFAST ROOM: 3.23m x 4.22m (10'7" x 13'10") opening to 5.26m (17'3")

Windows to three aspects overlook the garden and grounds. Stone and slate worktops are set on a combination of stone and brick supports. Inset electric hob with oven below. Single-drainer Belfast sink with a small cupboard beneath and stone display shelves. Recessed fireplace with timber beam over and inset wood-burner on a raised brick and stone hearth. Stone-tiled floor with feature inlaid patterned coloured tiles. Door to winding wooden stairs with a small feature window to the stairwell leading to:



FIRST FLOOR LANDING:

Door to a winding wooden staircase with restricted head height leading to the second floor. Doors to the following:



BATHROOM:

Window with garden and countryside views. White Victorian-style suite comprising a freestanding slipper bath with chrome shower taps and a low-level WC with porcelain flush box at high level. Former fireplace with display shelf.



MAIN BEDROOM: 3.42m x 4.29m (11'3" x 14'1")

Small window to the gable end and dormer window with lovely countryside views. Raked ceilings with restricted head height. Door to cupboard housing hot water tank with immersion heater.



BEDROOM TWO: 2.53m x 3.13m (8'4" x 10'3")

Window with garden views and a small window to the gable end.



SECOND FLOOR LOFT ROOM: 3.35m x 3.36m (10'12" x 11'0") at low level)

Window to the gable end with far-reaching rooftop views. Raked ceilings with restricted head height.

From the Sitting Room, a door leads down stone winding steps into:

CELLAR: 3.00m x 4.85m (9'10" x 15'11")

Small window at high level. Exposed stone walls and beam. On three sides is a low-level deep shelf set on herringbone brick support walls. Raised shelf with plumbing for a washing machine. Stone tiled floor, beneath which are two automated float-activated pumps operating at different levels. Consumer unit at high level.

OUTSIDE:

The gated driveway is set off the lane and meanders through an impressive brick and stone archway set within a tall wall into the central gravelled courtyard area, providing access to:

COTTAGE GARDEN:

This is fenced and mainly laid to lawn on three sides, creating the perfect spot from which to appreciate the far-reaching views across open countryside towards the Weobley Hills.

LARGE DETACHED BARN:

Used as a garage/workshop and built sympathetically using a combination of brick and stone cavity walls with feature timber framing and a concrete block inner skin. The pitched clay pantile roof has PV solar panels on one elevation. There are five pairs of double doors to the front, some part-glazed, together with windows at each end. To the rear are additional windows and an external door. Polished concrete floors throughout.



GARAGE AREA: 8.50m x 5.94m (27'11" x 19'6")

WORKSHOP AREA: 5.44m x 5.40m (17'10" x 17'9")

A void provides ladder access to:

FIRST FLOOR MAIN ROOM: 8.50m x 4.00m (27'11" x 13'1") average

Raked ceilings throughout with restricted head height. Exposed trusses, rafters, and purlins. Large wooden-framed leaded-light picture window to the gable end. Through opening into:

AREA TWO: 5.50m x 4.00m (18'1" x 13'1") average

With restricted head height.

Set on one side of the driveway is a range of outbuildings as follows:

DETACHED GARAGE: 3.61m x 5.67m (11'10" x 18'7")

Constructed of stone with a concrete floor. A pair of ledged and braced doors and a window, all set beneath a pitched plain clay-tiled roof with exposed central roof truss, rafters, and purlins. Power and light connected.

Nearby is a large concrete floor slab suitable for accommodating another outbuilding.

FORMER GARAGE:

This attractive timber-framed building was formerly situated within a conservation area in Monmouth. It has corrugated walls and pitched roofs, with a feature overhang to the front and lean-to sections on each side, one providing an open log store and the other a small workshop. On the opposite side of the driveway is a large expanse of lawn and a pond (which has been allowed to dry out). Off the road there are two further access points which we are told could be reopened, one of which formerly passed beneath an old railway bridge. Adjacent is an area of mixed-species woodland. The boundaries comprise a combination of hedging, posts, and rails.

SERVICES:

Mains water and electricity, with private drainage. Council Tax Band D. EPC Rating F.

DIRECTIONS:

From Hereford, take the A438 and head towards Eardisley. In the village, turn right opposite The Tram Inn and, after approximately one mile, the driveway to the property will be on your right, identified by a small sign for Little Upcott. From Monmouth and Abergavenny, head towards Locks Garage on the A465 Hereford to Abergavenny Road, then take the B4348 via Kingstone, Vowchurch, Peterchurch, and Dorstone. Take a sharp right turn towards Bredwardine and join the A438 into Eardisley. In the village, turn right opposite The Tram Inn and, after approximately one mile, the driveway to the property will be on your right, identified by a small sign for Little Upcott.

Roscoe Rogers & Knight would like to draw your attention to the following notes:

- These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
- Prospective purchasers should not rely on any information given as a statement or representation of fact of warranty that the property or services are in good condition.
 - We would recommend that prospective purchasers verify for themselves that necessary planning permissions, building regulations or other consent regarding alterations have been obtained.
 - None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.

TOWN & COUNTRY PROPERTIES
3 Agincourt Square, Monmouth NP25 3BT
Telephone: 01600 772929
www.roscoerogersandknight.co.uk

Asking price of £720,000

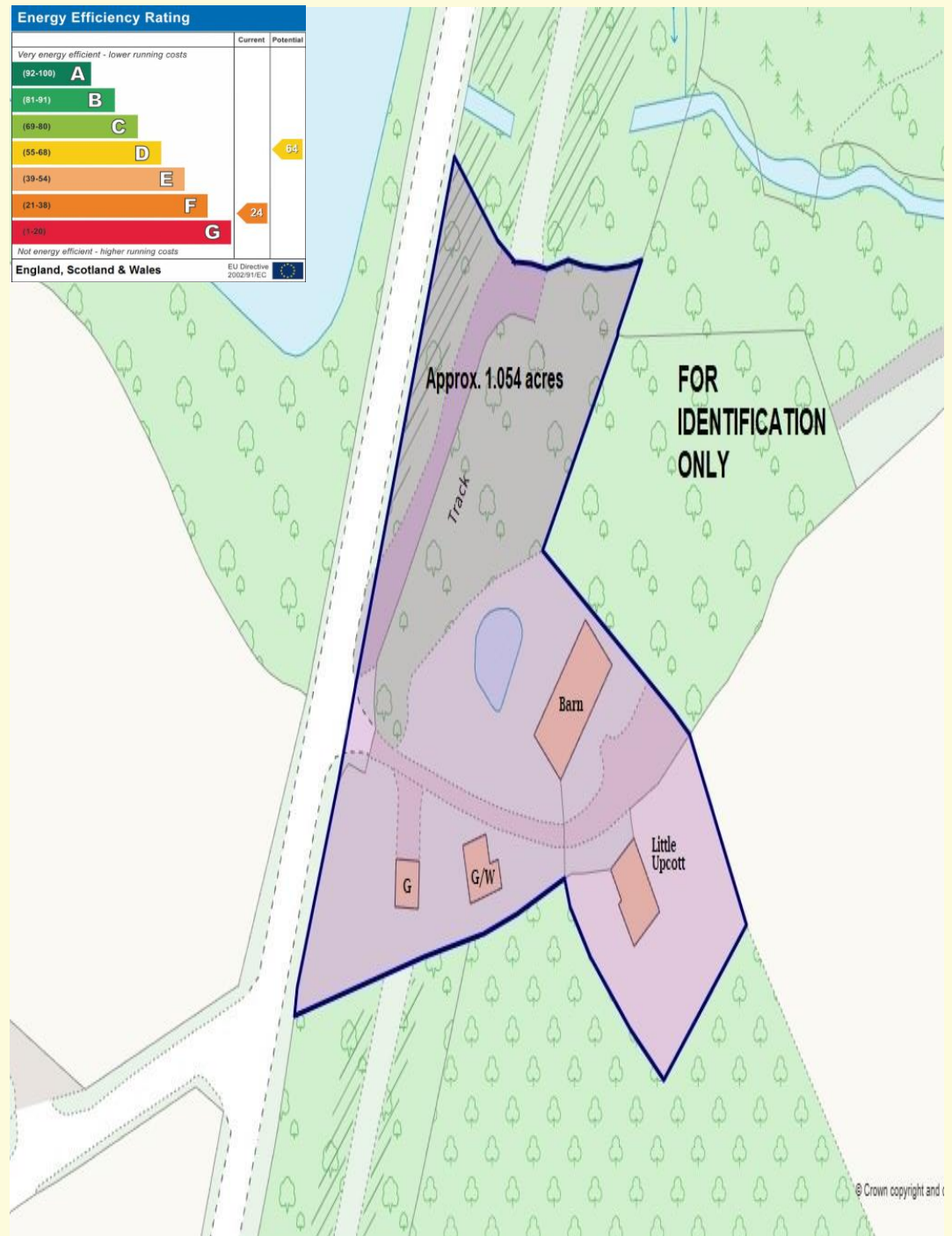


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		69
39-54	E		
21-38	F		
1-20	G	24	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





First Floor

Approx. 34.1 sq. metres (367.5 sq. feet)

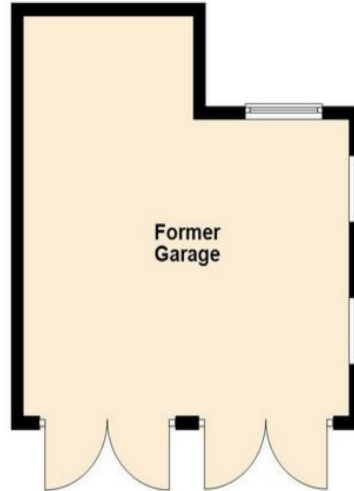


Second Floor

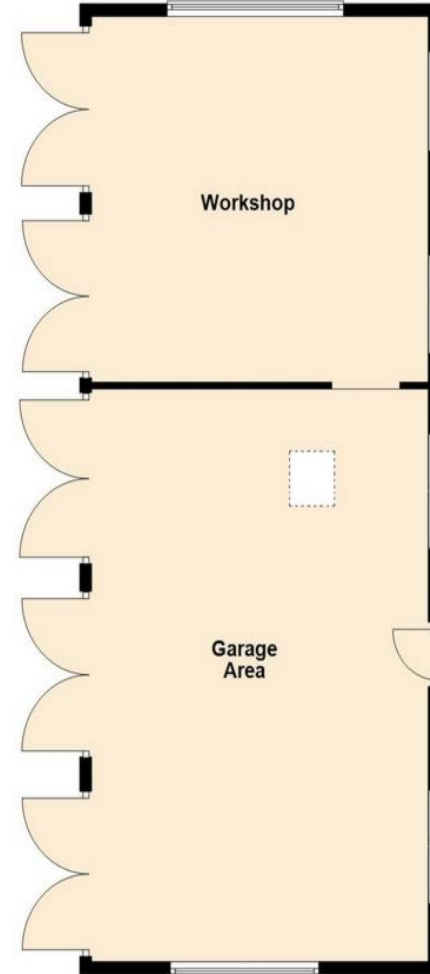
Approx. 9.8 sq. metres (105.4 sq. feet)



Garage

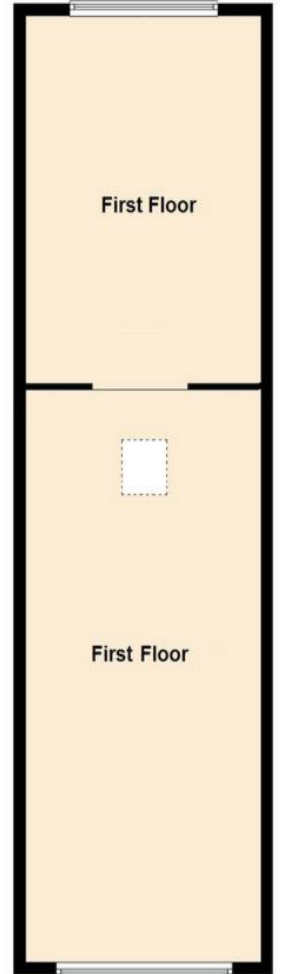


Former Garage



Workshop

Garage Area



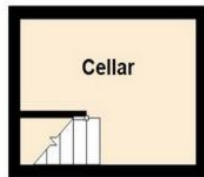
First Floor

First Floor



Ground Floor

Approx. 227.8 sq. metres (2452.0 sq. feet)



Cellar

Approx. 6.5 sq. metres (70.4 sq. feet)