



ARROW GREEN

EARDISLAND • HEREFORDSHIRE





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A fascinating house in the heart of one of Herefordshire's most popular villages providing exciting opportunities to enlarge and alter.

Hall + Cloakroom + Open plan Living Room/Dining Room
Sitting Room + Kitchen + Conservatory/Utility Room

Three bedrooms + Bathroom + Integral Garage
Pretty garden

All or part of a paddock available separately
with fishing on the River Arrow

Leominster 5 miles + Ludlow 15 miles + Hereford 15 miles
(All distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.





LOCATION

Arrow Green is tucked away in the heart of the picturesque village of Eardisland, which with its shop in the historic dovecote, two pubs, a church and tea rooms, has a real sense of community. Neighbouring villages such as Pembridge and Kingsland have primary school with both Ludlow and Leominster providing all other day to day needs. The City of Hereford is also very accessible and each has a railway station.

FOR SALE

Designed in the 70's by the then Cathedral architects, it was commissioned with specific instructions to be bright, light and enjoying its position ensuring that the main windows on both floors framed the views. Its soaring hall up to the copper roof and its distinctive appearance is interesting. There is an exciting opportunity to extend above the sitting room and garage, let alone reconfigure the house both internally and externally, which could in turn add one or two more bedrooms, all on an exceptionally attractive plot. The option of the paddock which runs along the northern boundary being the one half leading to the river or the whole of the field is appealing.



The house has ample parking. The entrance hall reaches to the roof and the open plan living room and dining room enjoy attractive garden views. The sitting room beyond could be a ground floor bedroom. The kitchen comprises a 2 oven AGA as well as tiled worktops, the heating boiler and a walk in larder. The Conservatory also acts as a utility room and links with the garage.

On the first floor there is a bathroom and three bedrooms each with built in cupboard with one bedroom linking through to the other.

THE GARDENS

The main garden lies on the west side of the house where there is a terrace for entertaining and awnings above the main reception room windows. At the far end there is a vegetable garden and a gate on to the lane.



THE PADDOCK

There is the opportunity to acquire either one half of the paddock or the whole of the field, which runs along the northern boundary of the house and garden. The western half would be accessed from the side of the garage and would include the motte known as Monks Court, which is a registered ancient monument as well as the fishing rights along the river. Historically there is also a redundant footpath along this stretch of the river. There is a gate at the eastern end of the field on to the lane and an earlier consent had been granted to put an additional access into the field further along but this was never implemented.

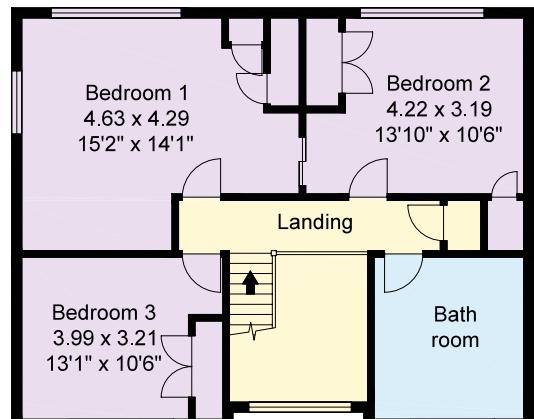
SERVICES

Mains electricity and water. Private drainage. Oil fired central heating. Council tax Band E

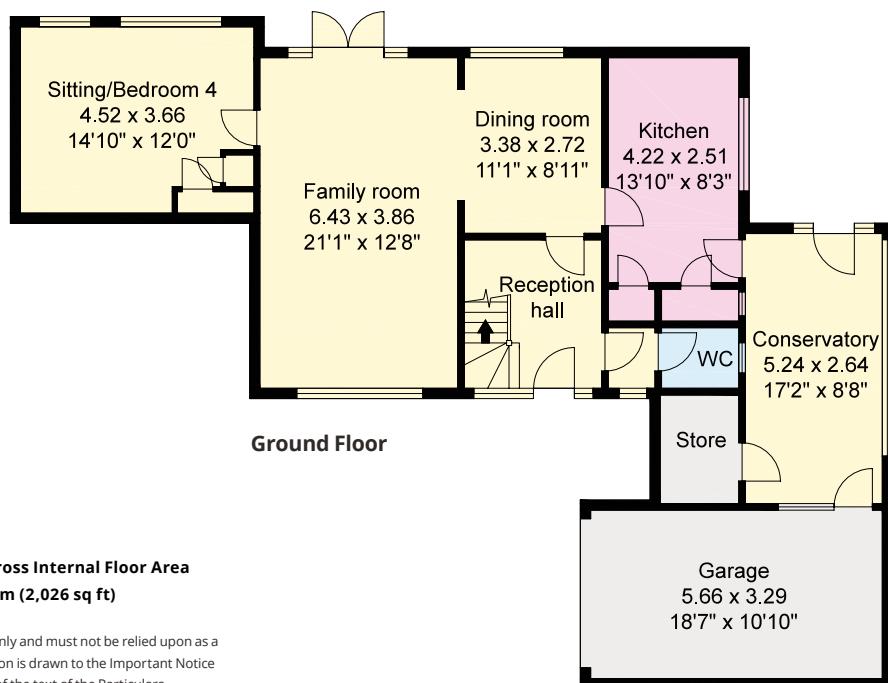
DIRECTIONS (HR6 9BG)

From the Leominster direction, as you come into the village, there is a lane some 75 metres short of the river bridge on the right hand side. Turn into this lane and take the first drive immediately on your left. Arrow Green is the second property on the right.





First Floor



Approximate Gross Internal Floor Area

188 sq m (2,026 sq ft)

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