

JonathanWright
estate agents

1 Lawtonbury Cottages , Nr. Eardisland, Herefordshire HR6 9AX. £264,000

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PROPERTY FEATURES

- Semi-Detached Cottage
- 2 Good Size Bedrooms
- Kitchen
- Dining Room
- Sitting Room with Wood Burner
- Family Bathroom
- Gardens
- Workshop & Storage Shed
- Driveway With Plenty Of Parking
- Rural Views







To view call 01568 616666

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Situated in a delightful, semi-rural location with views across neighbouring farmland and countryside, a surprisingly spacious and well presented semi-detached cottage offering oil fired centrally heated accommodation to include a sitting room with wood burning stove, dining room, kitchen, 2 double bedrooms, bathroom and outside a driveway with parking for plenty of vehicles, a garden with wonderful views, a workshop with power and lighting and a large storage shed.
Only a short drive away is the pretty black and white village of Eardisland with tea room and pubs and also close by is the market town of Leominster which offers a wealth of amenities to include shops, supermarkets, cafes and restaurants, schooling and a train station

A canopy porch with outside lighting and a glazed panelled door opens into the kitchen. The kitchen is well fitted with a range of working surfaces with base units under of cupboards, drawers and an integral dishwasher. Built into the working surface is a 4 ring electric hob with a concealed extractor fan with light over and an electric oven under. The kitchen has matching eye-level cupboards, a plate rack with shelving, laminated flooring, room for an upright fridge/freezer and a feature of the kitchen is a window with far reaching view over neighbouring countryside.
A door from the kitchen opens into the dining room. The good size dining room is an ideal space for entertaining and has room for a family size dining table, a UPVC double glazed window to the front and a continuation of the laminated flooring. The dining room has a dado rail, part wall panelling, a door opening into a useful under stairs cupboard and a door giving access into the sitting room.
The sitting room has a double aspect of UPVC double glazed windows to the front and side and a fireplace with a wood burning stove standing on a slabbed hearth, with mantle shelf over. The sitting room has a dado rail and a composite door to the front of the property.
From the sitting room a door opens to a staircase rising up to the first floor landing with double opening doors into a large storage cupboard and doors off to the bedroom accommodation.
Bedroom one is a good size double bedroom having UPVC double glazed windows to front and side with an attractive far reaching rural outlook. There is also a recess to the side of the chimney breast, ideal for housing a wardrobe unit.
Bedroom two is also a double size bedroom having a UPVC double glazed window with a far reaching view over fields and countryside.
From the landing a latch and lever door opens into the bathroom having a suite to include a side panelled bath with a Triton electric shower over, a pedestal wash hand basin and a low flush W.C. The bathroom has a UPVC double glazed window to the front, an extractor fan and a hatch to the roof space above.

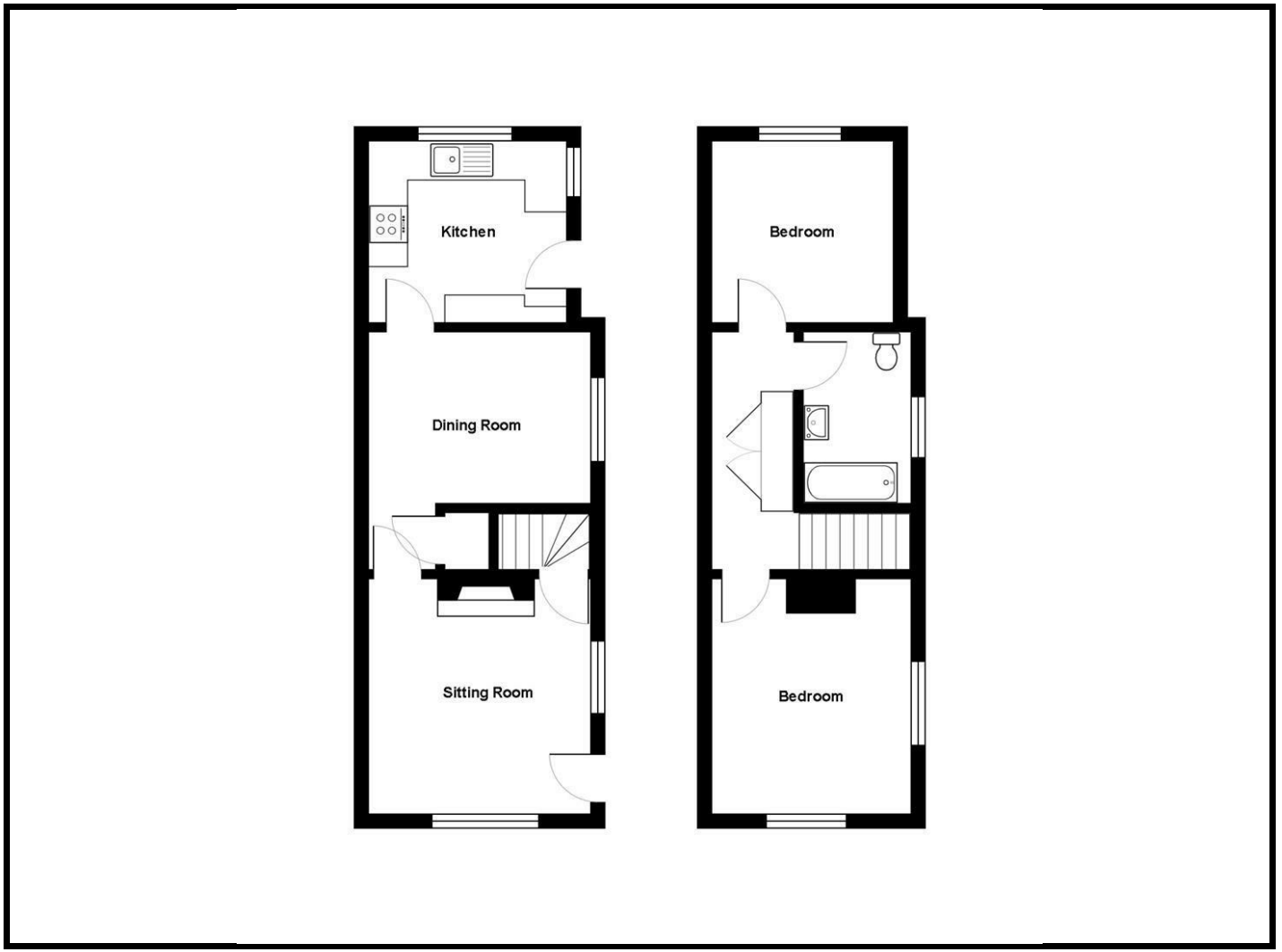
OUTSIDE.
The property is situated in a most attractive, semi rural position with delightful views to all elevations. To the front is gated pedestrian access and steps leading up to the main front door. Also to the front are double opening gates giving access onto a driveway with ample parking for vehicles. Off the driveway is a sheltered storage area with a door giving access into a useful workshop with power and lighting. There is also an outside cold water tap and off the driveway is a spacious storage shed.

GARDEN.
The property enjoys a good size lawned garden, ideal for young children and pets. There is fencing to boundaries and a most attractive rural view over neighbouring farmland and across to nearby countryside. Situated in the garden is an oil tank supplying the central heating system.

SERVICES.
Mains water, mains electricity, oil fired central heating and private drainage.

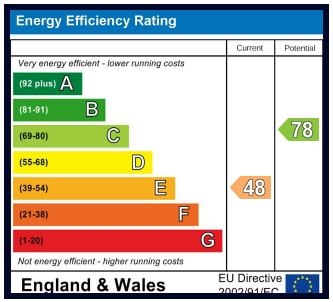
ROOMS AND SIZES

Porch	
Kitchen	3.10m x 2.84m (10'2" x 9'4")
Dining Room	3.66m x 2.67m (12'0" x 8'9")
Sitting Room	3.68m x 3.68m (12'1" x 12'1")
Bedroom One	3.68m x 3.66m (12'1" x 12')
Bedroom Two	3.12m x 2.84m (10'3" x 9'4")
Bathroom	
Driveway With Parking	
Gardens	
Workshop & Storage Shed	



PROPERTY INFORMATION

Council Tax Band - C
Property Tenure - Freehold



Appliances
Please note that the agents have not tested the appliances to the property and cannot verify they are in working order.

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JonathanWright estate agents
Tel: 01568 616666

Your Independent Estate Agent for Life
26 High Street, Leominster, HR6 8LZ
Email. post@jonathanwright.co.uk

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