



# Lower Eaton House

Eaton Bishop, Hereford, Herefordshire, HR2 9QE

## Lower Eaton House

Elegant Grade II Listed Georgian Five Bedroom House with Large Garden & Garage Situated in an Elevated Position some 12 Metres above the River Wye. Enjoying Spectacular Views over the River & Countryside Beyond. Large Beautifully Proportioned Rooms with Original Period Features Throughout

### THE PROPERTY

- Traditional Enclosed Entrance Porch with Original Tiled Floor
- Impressive Reception/Dining Hall with Two Large South Facing Sash Windows, Fireplace with Woodburner
- Elegant Large Sitting Room with Three Picture Sash Windows with Views over Garden, River Wye & Countryside Beyond. Mahogany Fireplace with Open Fire. Attractive Arched Alcove. Original Wood Flooring. Beautiful Intricate Original Cornicing with Gilt Edged Decoration
- Wonderfully Large Bespoke Kitchen in Contrasting Pastel Colours. Fully Fitted with Large Breakfast Island with Hardwood Worktop, Range Cooker with Induction Hob. Double Belfast Sink Positioned between Two Large South Facing Sash Windows, French Doors Open to:
- Garden Room with Original Tiled Floor & Bifold Doors
- Inner Hall Way with Back Door to Rear Portico Offering Stunning Views Over River & Beyond
- Study with Sash Window Overlooking Garden & River
- Downstairs Cloakroom
- Substantial Cellars with Wine Cellar & Wood Pellet Boiler
- Elegant Staircase to Impressive Landing with Original Feature Frames on Stairwell & Feature Arches on Landing
- Large Light Main Bedroom. Double Aspect with Original Marble Fireplace. Ensuite Shower Room & Jack & Jill Toilet
- Four Further Double Bedrooms, one with Ensuite Shower
- Large Family Bathroom with Separate Shower

### THE OUTSIDE

- Large Garden of Just over One Acre
- Attractive Covered Portico with Original Tiling Overlooking River Wye
- Detached Garage Incorporating Garden Store & Woodshed – Two Electric Car Chargers
- Front Lawn & Driveway





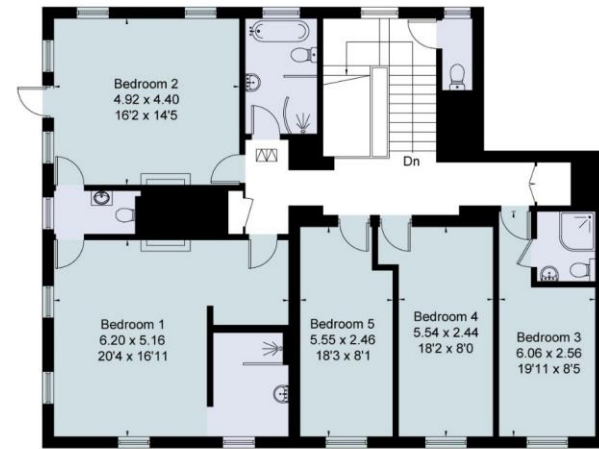
# FLOOR PLANS

Total Approx. Floor Area 4791 Sq. Ft. (445 Sq. M.)

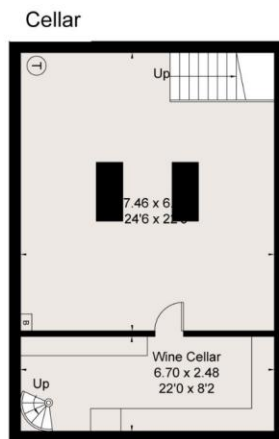
Approximate Area = 410.0 sq m / 4413 sq ft  
 Garage = 24 sq m / 258 sq ft  
 Outbuilding = 11.2 sq m / 120 sq ft  
 Total = 445.2 sq m / 4791 sq ft  
 Including Limited Use Area (0.7 sq m / 7 sq ft)  
 For identification only. Not to scale.  
 © Fourwalls



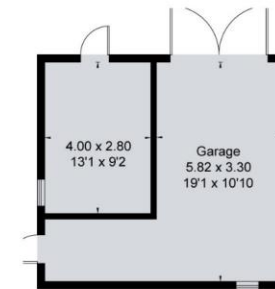
Ground Floor



First Floor



Cellar



(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
 fourwalls-group.com 320991





## THE SITUATION

- Stunning Quiet Rural Position with Spectacular Views & Fabulous Walks
- 1 Mile to Eaton Bishop Village
- 2.5 Miles to Clehonger with Village Shop/Post Office
- 7 Miles to Hereford with Shops & Mainline Station
- 18 Miles to Hay-on-Wye

## PRACTICALITIES

- Grade II Listed
- Council Tax Band – F – Herefordshire District Council
- Mains Electricity & Water, Private Drainage
- Biomass Central Heating
- Full Fibre Broadband
- 2 x Electric Car Chargers
- Shared Private Access

## DIRECTIONS

What 3 Words driftwood.youths.statement

HR2 9QE From Hereford follow the A49 then A465 towards Abergavenny. After 2 miles turn right on the B4349 signed to Clehonger & Hay on Wye. Continue for approx 3 miles passing through the village of Clehonger & bearing right on the B4352. Turn Right Signed to Eaton Bishop. Continue through the Village for 1.5 miles. Turn Right on a small No Through Road with a stone wall on the left. Continue down the tarmac track & bear left through the green gate posts, & follow the road all the way round to the left

## VIEWING ARRANGEMENTS

Strictly by appointment with the agents.

  
COUNTRY  
&  
CLASSIC

Tel: 01531 888388 or 07879 630396  
Email: [enquiries@countryandclassic.co.uk](mailto:enquiries@countryandclassic.co.uk)



