

FOR  
SALE



Plot 1, Barley Close Woodseaves Road, Eardisley, Herefordshire HR3 6PQ

£795,000 - Freehold

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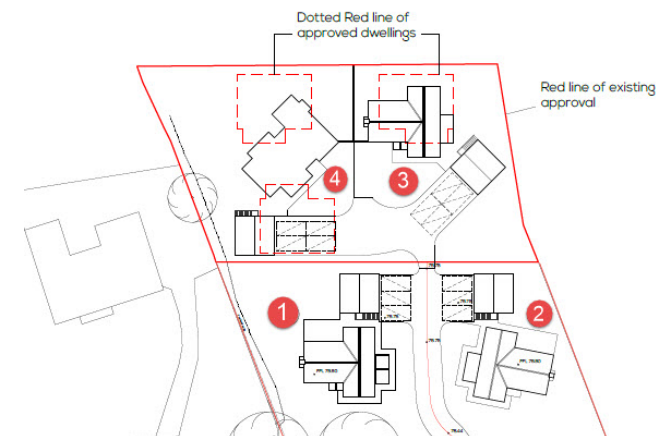
## PROPERTY SUMMARY

FULL DETAILS COMING SOON.....

This newly constructed detached house is pleasantly located on a small development of just 4/5 properties on the outskirts of the historic village of Eardisley, which lies between the popular market towns of Kington (5.5 miles) and Leominster (15 miles) and Hay-on-Wye (11 miles) and the Cathedral City of Hereford (15 miles). The property is within walking distance of the village centre and amenities which include a public house, shop, church, primary school and tennis club. The Welsh Marches, Bradnor Hill and the River Wye are also close at hand. The property is constructed of a highly insulated timber frame by respected local developers (with a long-established proven track record) and has features including air-source heating (underfloor at ground floor, radiators at first floor level) together with a mechanical ventilation heat recovery system, Velfac composite windows, a woodburning stove, an oak porch, a mixture of tiles and engineered oak flooring on the ground level, oak faced doors, an oak stringed staircase with glass balustrade, double garage with solid oak doors and office over with external staircase and gardens which are landscaped with a patio area and level seeded lawn and fencing.

## POINTS OF INTEREST

- *Under construction*
- *Exclusive village development*
- *Period style detached house*
- *Highly energy efficient*
- *Double garage, good size garden*
- *4 Bedrooms*



## ROOM DESCRIPTIONS

### **Entrance Hall**

### **Living Room**

### **Dining Room**

### **Kitchen**

Will be fitted with a range of units with integrated appliances (TBC).

### **Utility Room**

### **Downstairs Cloakroom**

### **4 Bedrooms (2 en-suite)**

### **Family Bathroom**

### **Services**

Mains water, electricity and drainage are connected. Air-source heating.

### **Outgoings**

Council tax band - to be assessed.

Water and drainage - metered supply.

### **Money laundering regulations**

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

### **Viewing**

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

### **Directions**

From Hereford proceed towards Brecon on the A438 and through Letton into Willersley and then continue on the A4111 into Eardisley and just before leaving the village turn left as signposted Woodseaves and the property is located on the right hand side after about 200 yards.

What3words - birds.flexibly.racetrack



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