

FOR
SALE



Plot 2, Barley Close Woodseaves Road, Eardisley, Herefordshire HR3 6PQ

£795,000 - Freehold

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PROPERTY SUMMARY

This attractive traditional style newly constructed detached property is pleasantly located on the outskirts of the historic village of Eardisley, backing onto open farmland with lovely views and is well placed for access to the market towns of Kington (5.5 miles), Leominster (15 miles), Hay-on-Wye (11 miles) and the Cathedral City of Hereford (15 miles).

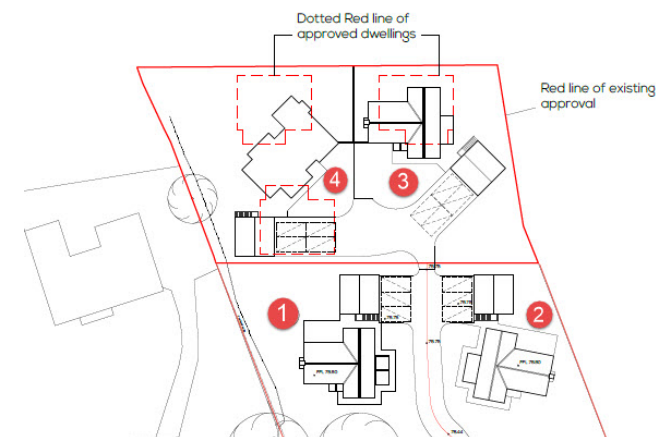
The property is within walking distance of the village centre and amenities which include a public house, shop, church, primary school and tennis club. A wider range of amenities are available in Kington where there is also a secondary school, doctors surgery, various shops, a filling station and an 18 hole golf course.

The property is constructed of a highly insulated timber frame by highly respected local developers (with a long-established proven track record) and is highly energy efficient, it has features including air-source heating (underfloor at ground floor, radiators at first floor level) together with a mechanical ventilation heat recovery system (MHRS), Velfac double glazed windows and very spacious accommodation which extends to approximately square feet

Additional features include a woodburning stove, a well fitted kitchen with built in appliances, a good sized garden, ample parking, a double garage with studio over and gardens.

POINTS OF INTEREST

- *Newly constructed detached house*
- *Lovely village location*
- *4 double bedrooms, 2 ensuite*
- *Period style detached house*
- *Highly energy efficient*
- *Double garage with studio over*
- *Garden*



ROOM DESCRIPTIONS

Entrance Hall

Accessed from a canopied porch.

Living Room

with bi-fold doors to the rear and a brick fireplace with a wood burning stove.

Kitchen / Dining Room

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

Sitting / Family Room

With double doors to the patio.

Utility Room

with a window and a side entrance door.

Downstairs Cloakroom

With a wash hand basin, WC and window.

Airing Cupboard

Family Bathroom

Bedroom 1

With a window to the front, two double wardrobes and an ensuite shower room.

Bedroom 2

With a window to rear, two double wardrobes and an ensuite shower room.

Bedroom 3

With a window to the front.

Bedroom 4

With a window to the rear.

Outside

The development is approached by a splayed entrance drive with stone retaining walls, the drive continues to the rear of the property where there is a detached double garage with up and over doors, power and lighting. There is an external staircase to the studio / office which has Velux windows, a cloakroom with WC and wash hand basin and electric panel heaters.

The majority of the garden lies to the front of the property and is lawned. There is side access to the rear where there is a natural slate patio with lawn beyond and a pathway to the rear of the garage with a retaining wall. There are outside lights and a water tap.

Reservation Fee

£1,500 - refundable on completion of purchase.

Agents Note

The anticipated completion date is Spring 2025

Services

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

Outgoings

Council tax band - to be assessed.

Water and drainage - metered supply.

Viewing

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

Directions

From Hereford proceed towards Brecon on the A438 and through Letton, then continue on the A4111 into Eardisley. By the Tram Inn turn left as signposted Woodseaves and the property is located on the right hand side after about 200 yards.

What3words - birds.flexibly.racetrack

Money laundering regulations

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



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