



2 Barley Close

Woodseave Road,
Eardisley
Herefordshire
HR3 6PQ



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This attractive traditional style newly constructed detached property has 4 double bedrooms (2 en-suites), excellent living space extending to approximately 1,961 square feet and is highly energy efficient with air source heating and high quality fittings. It benefits from a double garage with studio over and good sized gardens with lovely views.

This superb detached property occupies an elevated location on a small development (just 5 properties) adjoining open farmland, on the outskirts of the highly favoured village of Eardisley it 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, croquet 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 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 composite triple glazed windows and very spacious accommodation which extends to approximately 1961 square feet

Additional features include a woodburning stove, herringbone engineered oak flooring, an oak stringed staircase with glass balustrade, a well fitted kitchen with built in appliances, a good sized garden, ample parking, a double garage with studio over and gardens.

GROUND FLOOR

With an oak framed porch and oak entrance door leading to the

Entrance Hallway

With engineered oak flooring, central heating thermostat, beautiful oak stairs with glass balustrade, large storage cupboard housing the hot water system and under floor heating manifold for the ground floor and doors into

Living Room

A beautiful light and airy lounge with triple glazed window to the front aspect, large triple glazed bi-folding door out to the rear Brazilian stone patio area with glorious viewings onto the neighbouring fields, feature brick fireplaces with oak mantle over, slate hearth and woodburning stove, two ceiling light points with downlighters, raised tv point and electric sockets over the fireplace.

Kitchen/Dining Room

Beautifully fitted kitchen with matching wall and base units, mirastone work surfaces over, Clearwater 1 1/2 bowl sink and drainer unit with feature hot water tap, integrated Neff/Bosch appliances to include induction hob, oven and grill, full height fridge and freezer, dishwasher, feature fitted island with contrasting white base units and wooden work surface over with fitted power point and Candy wine cooler under. Ample space for both dining and living with downlighters and feature light points, two double glazed windows and doors to

Sitting/Family Room

A flexible space offering a snug/playroom or even home office with engineered oak flooring, triple glazed windows and triple glazed door leading out to the rear patio.

Utility Room

With fitted base units with mirastone work surface over, stainless steel sink and drainer, under counter with washing machine and tumble dryer with ample storage, space for coat and shoe storage, double glazed window, door out to the driveway and door into

Downstairs Cloakroom

With corner fitted wash hand basin with tiled splash back and storage below, low flush w/c, fitted towel holder and toilet roll holder, frosted window and downlighters.

FIRST FLOOR

Landing

With two triple glazed windows with fantastic views towards open countryside, feature hanging ceiling light, airing cupboard and doors to

Bedroom 1

With two large wardrobes with oak Suffolk doors, radiator, ceiling light point, loft hatch, thermostat for the underfloor heating (en-suite), large double glazed window with countryside views and door to

En-suite shower room

Walk in shower with brushed brass rainfall shower head, vanity wash hand basin with twin basins, storage under, tiled splash back, tiled floor, brushed brass taps, illuminating mirror over, low flush w/c, built-in storage cupboard with shaver socket and USB. Frosted window and downlighters.

Bedroom 2

With two large wardrobes with oak Suffolk doors, radiator, ceiling light point, loft hatch, thermostat for the underfloor heating (en-suite), large double glazed window with countryside views and door to

En-suite shower room

An immaculately fitted en-suite shower room with walk in shower, tiled surround, matte black rainfall shower, vanity wash hand basin with storage below, black calypso tap, tiled splash back and illuminating mirror over, low flush w/c, frosted window, downlighters and tiled floor.

Family Bathroom

A luxurious bathroom comprising white bath with black fittings including mains rainfall shower head, vanity wash hand basin with storage below and illuminating mirrored cabinet over (with bluetooth speaker and USB port), low flush w/c, heated towel rail, velux window, black downlighters and tiled floor and part-tiled surround.

Bedroom 3

With fitted aluminium radiator, triple glazed window with fantastic views across open countryside, ceiling light point, tv points and power points.

Bedroom 4

With fitted aluminium radiator, triple glazed window with fantastic views across open countryside, ceiling light point, tv points and power points.

OUTSIDE

The development is approached by a splayed entrance drive with permeable brick pavers and stone retaining walls. The drive continues to the rear of the property where there is a detached double garage with hardwood 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 and EV car charger. There are outside lights, power sockets and a water tap.

Reservation Fee

£1,500 - refundable on completion of purchase.

Agents Note

There is a six year Architect Certificate.

Services

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

Outgoings

Council tax band - to be assessed.
Water and drainage - metered supply.

Directions

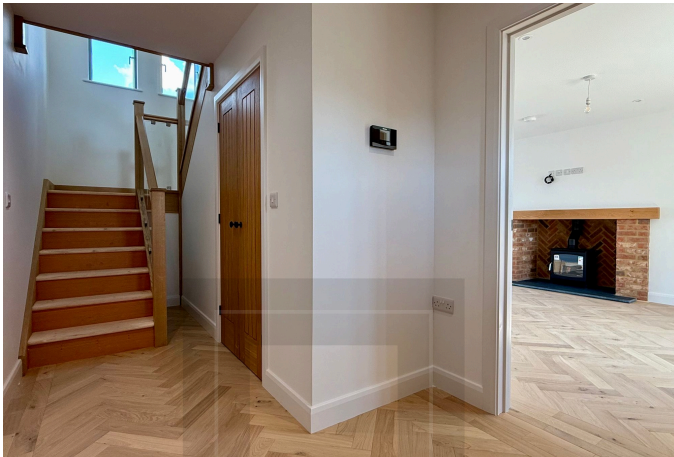
From Hereford proceed towards Brecon on the A438 and through Letton, then continue on the A4111 into Eardisley. By the Tram Inn turn left as signposted Woodseaves and the property is located on the right hand side after about 200 yards.

What3words - birds.flexibly.racetrack

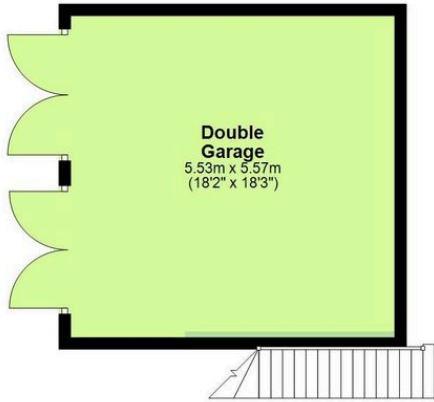
Money Laundering Regulations

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

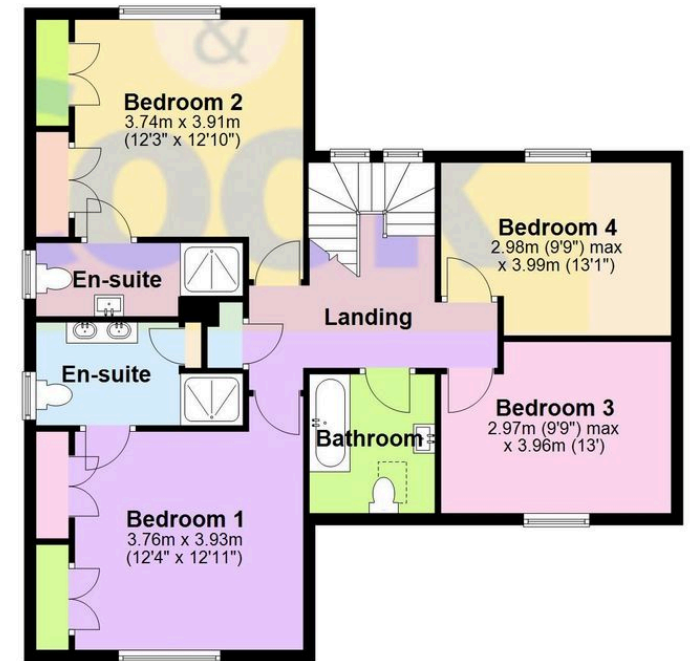
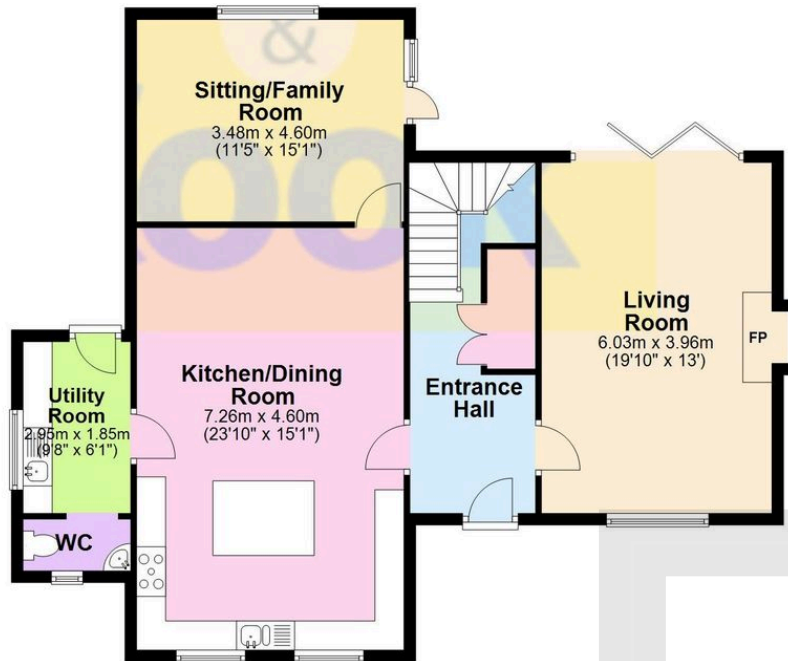
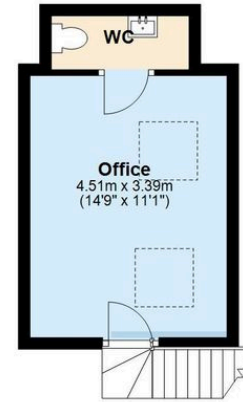




Ground Floor
Approx. 126.5 sq. metres (1362.0 sq. feet)



First Floor
Approx. 106.1 sq. metres (1141.9 sq. feet)





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