



2 BARLEY CLOSE WOODSEAVES ROAD

EARDISLEY, HEREFORD HR3 6PQ

£750,000
FREEHOLD

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



2 BARLEY CLOSE WOODSEAVES

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

Property Description

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 feetAdditional 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.

Full Description

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

Ground floor

With an oak framed porch and oak entrance door leading into 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 En-suite

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 toEn-suite shower roomWalk 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 En-suite

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 toEn-suite shower roomAn immaculately fitted en-suite shower room with walk in shower, tiled surround, matte black rainfall shower head, 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.

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.

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, downlighters and tiled floor and part-tiled surround.

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.

Viewing

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

Outgoings

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

Agents Note

There is a six year Architect Certificate.

Services

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

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.

Reservation Fee

£1,500 - refundable on completion of purchase.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPC Rating: Council Tax Band: New Build

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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