



Barn 4, Prospect View, Spond, nr Eardisley Herefordshire  
HR5 3LD



**Sunderlands**  
Residential Rural Commercial



**Barns at Prospect View  
Spond  
Nr Eardisley  
Herefordshire  
HR5 3LD**

**Summary of features**

- An end terrace 2-bedroom barn conversion on a small residential development site of 6 converted barns
- Finished to very high spec
- Outstanding rural views
- Just 2.5 miles north of Eardisley, 3.5 miles south of Kington, 11 miles south-west of Hay on Wye and 16 miles north-west of Hereford

**Asking Price £375,000**

**Description:**

Brought to you by local developers KMC, this exclusive range of barn conversions sits in an outstanding rural position, enjoying far-reaching views over adjacent farmland, particularly to the east, south and west.

This spacious development consists of a communal gated entrance with each unit spurring off into their own grounds and parking.

Having a keen eye for detail, the Developers will be finishing each unit to the very highest standard and Barn 4 is on course for Summer 2022 completion

**Situation:**

Spond itself is a scattered rural Hamlet just 2 miles north of Eardisley Village, which has a good range of amenities including primary school, shop with Post Office, public house, tennis club and church. A wider range of facilities can be found in the nearby towns of Kington, Hay on Wye and Hereford.

The development lies just 5 miles from Offa's Dyke and offers some outstanding walking almost immediately from the door and perhaps most notably along Offa's Dyke itself, Hergest Ridge and alongside the River Wye at Whitney on Wye.

**Virtual Tour:**

<https://my.matterport.com/show/?m=hH9TSpHe9Po>

**Accommodation (Total 1140 sq.ft)**

**Entrance Hall**

With storage cupboards.

**Kitchen Diner**

Open-plan room with bi-folding doors onto the rear terrace.

**Lounge**

**Master Bedroom**

Having dressing room and en-suite bathroom.

**Bedroom Two**

**Bathroom**

**Outside**

Each unit has provision for parking and the central courtyard provides ample room for visitor parking together with a generous turning area without compromising any of the barns.

Barn 4 has a manageable level plot with lovely easterly and southerly views.

**Services**

Mains electricity and water are connected, LPG heating and drainage is in the form of a treatment plant just off the site.

**Completion & Tenure**

The developers are actively constructing each unit with Barn 4 on course for a summer 2022 completion. The property is freehold and will have vacant possession upon completion.

**Directions**

Navigate to postcode HR5 3LE and upon reaching the junction (Signposted Lyonshall & Spond) opposite the church, take the turning and Prospect View can be found after approximately 600m on the left hand side.

















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#### **Hereford Branch**

Offa House, St Peters Square,  
Hereford HR1 2PQ

**Tel:** 01432 356 161

**Email:** [hereford@sunderlands.co.uk](mailto:hereford@sunderlands.co.uk)

#### **Hay-on-Wye Branch**

3 Pavement House, The Pavement,  
Hay on Wye, Herefordshire HR3 5BU

**Tel:** 01497 822 522

**Email:** [hay@sunderlands.co.uk](mailto:hay@sunderlands.co.uk)

**[www.sunderlands.co.uk](http://www.sunderlands.co.uk)**

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