



4 Prospect View Spond, Kington, HR5 3LD



Sunderlands
Residential Rural Commercial



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Summary of Features

- Modern barn conversion
- Two double bedrooms
- Rural location
- Countryside views
- Open plan living area
- Well-presented throughout

Asking Price £400,000

Nestled in the charming area of Spond, Kington, this delightful barn conversion offers a perfect blend of modern living and rural tranquillity. With its contemporary design and stylish decor, this property is ideal for those seeking a comfortable and inviting home. Upon entering, you are welcomed into a spacious reception room that exudes warmth and character, making it an excellent space for both relaxation and entertaining. The modern appliances throughout the home ensure that daily living is both convenient and enjoyable. Set in a picturesque rural location, this barn conversion offers a peaceful retreat from the hustle and bustle of city life, while still being within easy reach of local amenities.

Location

The property itself is one of a small cluster of individual houses and conversions that lie on a country lane in northwest Herefordshire. The nearby villages of Eardisley, Almeley and Lyonshall between them have a number of local facilities. The market town of Kington with further amenities lies just 3 miles away. The cathedral city of Hereford is some 18 miles distant and the ever-popular market town of Hay on Wye, with its world-famous literary festival, is just 11 miles to the west.

Accommodation

The well presented accommodation with zoned underfloor heating throughout comprises: Entrance hall, open plan kitchen/living room, two double bedrooms, en-suite shower room and bathroom.

Entrance hall

The entrance hall serves as the central hub of the property, offering easy access to all principal rooms. It is strategically designed to flow seamlessly into the heart of the home, guiding visitors toward the key spaces. A useful storage cupboard can be located towards the end of the hall.

Open kitchen/living room

The open-plan kitchen and living room is undoubtedly a standout feature of this property, offering a spacious and welcoming environment that effortlessly blends functionality with style. The bi-fold doors and expansive windows flood the room with natural light, creating an airy and bright atmosphere. These doors not only allow light to pour in but also offer uninterrupted views of the garden and the beautiful countryside beyond, bringing the outdoors in and enhancing the sense of space. The kitchen itself is a chef's dream, equipped with modern, matching wall and base units that provide ample storage. Blanco sink drainer unit, built-in double oven, Neff induction hob with extractor fan, and integrated appliances—such as the fridge-freezer and dishwasher—are all designed for ease of use and convenience. This contemporary setup ensures that cooking

and entertaining are both practical and enjoyable. Additionally, there's plenty of space for large dining furniture, making it ideal for hosting family gatherings or dinner parties.

Bedroom one & en-suite

Bedroom one is a spacious double room with a front-facing window and a dedicated dressing area that leads into the en-suite. The en-suite features a modern three-piece suite, including a walk-in shower cubicle, low-level WC, and a wash hand basin.

Bedroom two

Bedroom two is another great double room, offering ample space for freestanding furniture. It features a front-facing window, allowing natural light to fill the room.

Bathroom

In this property, the modern bathroom is designed for both style and functionality. It features a bathtub with a shower over, which allows for both relaxing baths and convenient showering. It also features a low-level WC and wash hand basin.

Outside

The property is accessed from the front via a paved path, with a partial brick wall forming the boundary to the neighboring property. At the rear, the garden can be reached through the open-plan living area, where you'll find a paved patio perfect for outdoor seating. Beyond the patio, the garden is mainly laid to lawn and includes a handy garden shed, all enclosed by fencing and walling. One of the standout features of the property is its expansive, far-reaching views.

Services

We understand mains water and electricity are connected to the property. LPG heating and drainage is in the form of a treatment plant just off site.


Herefordshire council tax band - D

Tenure - Freehold







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	

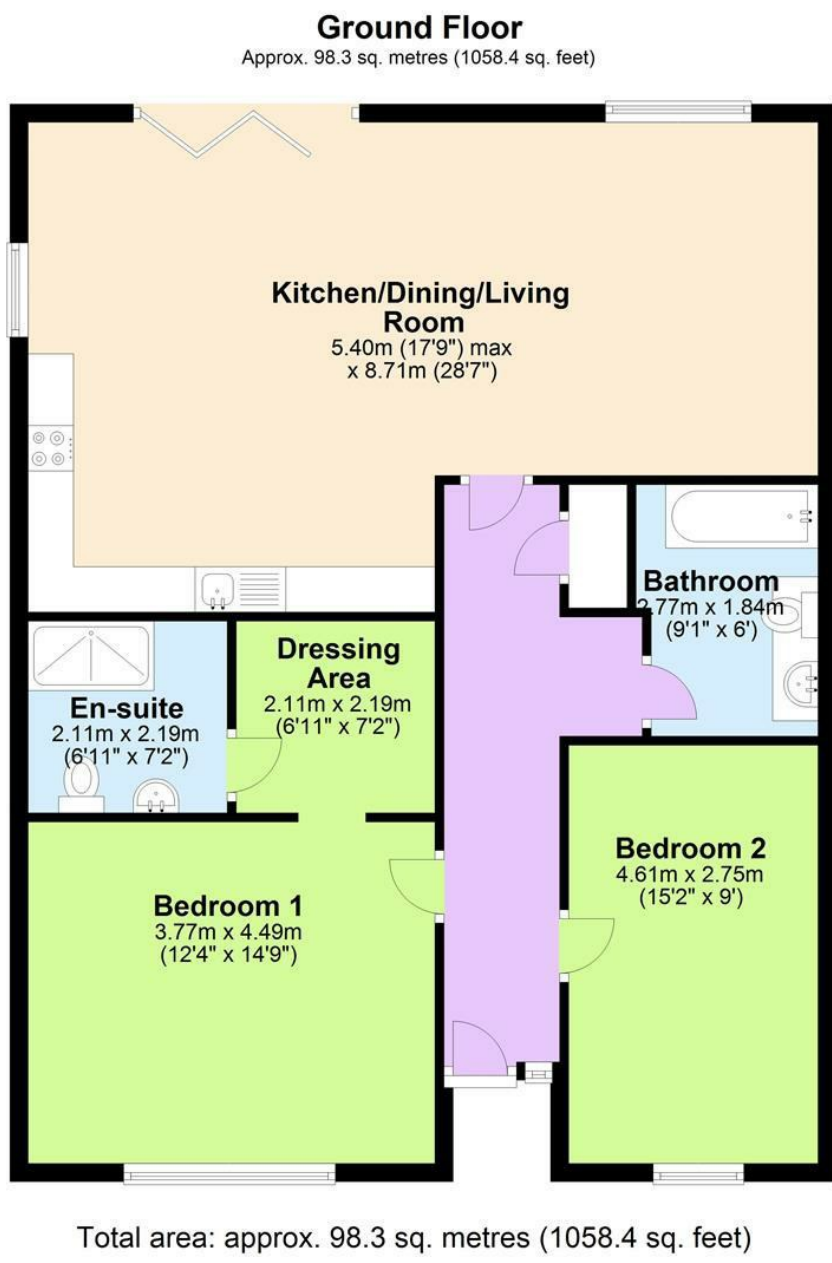







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Directions

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



None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.