



The Dutch Barn

Lane Head Farm
Eaton Bishop
Hereford
HR2 9QE



The Dutch Barn, Lane Head Farm, Eaton Bishop, Herefordshire HR2 9QE

Stunning barn conversion in a delightful rural location, offering approximately 2,700 sq. ft. of beautifully presented accommodation. Featuring four bedrooms, including a principal bedroom with en-suite, highly energy-efficient living and beautifully landscaped gardens.

This stunning contemporary barn conversion occupies a peaceful rural location in an elevated position overlooking the nearby River Wye in the small hamlet of Lane Head, lying within the larger parish of Eaton Bishop, about 6 miles from the cathedral city of Hereford and 18 miles from the market town of Hay-on-Wye.

Eaton Bishop has a village hall and church with further amenities available in the nearby villages of Madley and Kingstone which offer a public house, primary and secondary schools, shop and doctors' surgery.

Converted in 2024 to a very high standard under a Class Q planning consent, being a former Dutch barn, the property has been beautifully finished and includes traditional features such as exposed ironwork, highly energy efficient air source heating, solar panels (EPC B) and underfloor heating throughout. The ground floor benefits from tiled floors and a stunning fitted kitchen combined with an excellent yet manageable outdoor living space with a landscaped garden, patio areas, excellent parking area and space for the erection of a garage (subject to planning consent).

We highly recommend an internal inspection of the property.

Reception Hall

With full height ceiling, staircase, alarm control panel and cloaks cupboard.

Downstairs Shower Room

With double shower cubicle with mains overhead and handheld fittings, wash hand basin with cupboard under, WC, extractor fan and downlights.

Sitting Room

With full height window to side and door to

Study

With window and further full height window to side.

Open Plan Kitchen/Living/Dining Area

The Kitchen is comprehensively fitted with a range of traditional style units with granite worktops, two sink units, central island station with hardwood breakfast bar, built-in electric oven and microwave, induction hob and extractor hood, built-in dishwasher and wine cooler, pantry style dresser, built-in double height refrigerator, built-in double height freezer, exposed brickwork, downlights and pendant lighting, inset Stovax fire, two sets of double doors to the patio, two single and one double full length windows and further window.

Utility Room

With plumbing for washing machine, space for tumble dryer, storage units, Belfast style sink unit, window and extractor fan.

Plant Room

With CCTV control, hot water cylinder, solar power inverter and battery storage.

Staircase leads from the Reception Hall to

First Floor Landing

With smoke alarms, skirting lighting and door to

Master Bedroom

With full height domed ceiling, extensive fitted wardrobes, feature windows with views over farmland to Orcop/Garway and further window.

En-Suite Shower Room

With large tiled shower cubicle with glass screen, mains overhead and hand held fittings, wash hand basin with cupboard under, WC, eaves storage space, window, extractor fan and sensor night lighting.

Bedroom 2

With window.

En-Suite Shower Room

With tiled shower cubicle and screen, wash hand basin, WC, illuminated mirror and sensor night lighting.

Bedroom 3

With fitted wardrobe, shelving and window.

Bedroom 4

With window and eaves storage space.

Bathroom

With bath with mixer tap, separate tiled shower cubicle with mains fitment, wash hand basin with cupboard under, WC, window, downlights, sensor night lighting and airing cupboard with shelving.

Outside

The property is approached via a field gate leading to a gravelled parking and turning area. There is an additional concreted hardstanding space (ideal for the construction of a garage, subject to planning consent) having electric and water supply.

The property is enclosed by estate style ironwork fencing and closeboard fencing. The garden has been landscaped to provide a large flagstone paved patio areas, lawn, pergola, range of ornamental shrubs including a Lavender bed, trees, outside lights, power socket, hot and cold water taps.

Property Services

Mains water and electricity. Private drainage system. Air source heating and solar panels.

Outgoings

Water rates are payable. Council Tax Band 'F'.

Directions

From Hereford proceed towards Abergavenny on the A465 and just past Belmont Abbey, turn right onto the B4349 towards Clehonger. Continue through the village heading towards Madley on the B4352 and then turn right signposted Eaton Bishop and St Michael's Church. Continue through the village, passing the churchyard on the left hand side and after a further ½ mile turn right, immediately by stone wall. Continue past The Great Barn on the right hand side and turn right through double iron gates, signposted Dutch barn. The property can be found on the right hand side.

What Three Words

What3words ///sundial.prices.logs

Viewing

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

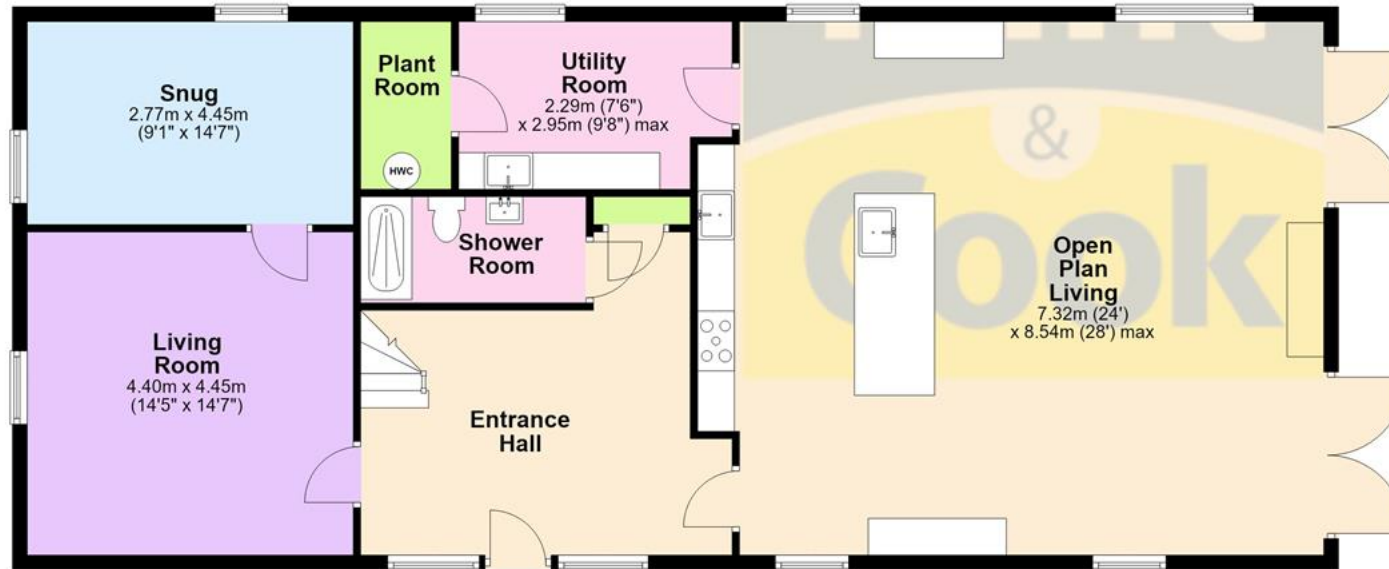
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.





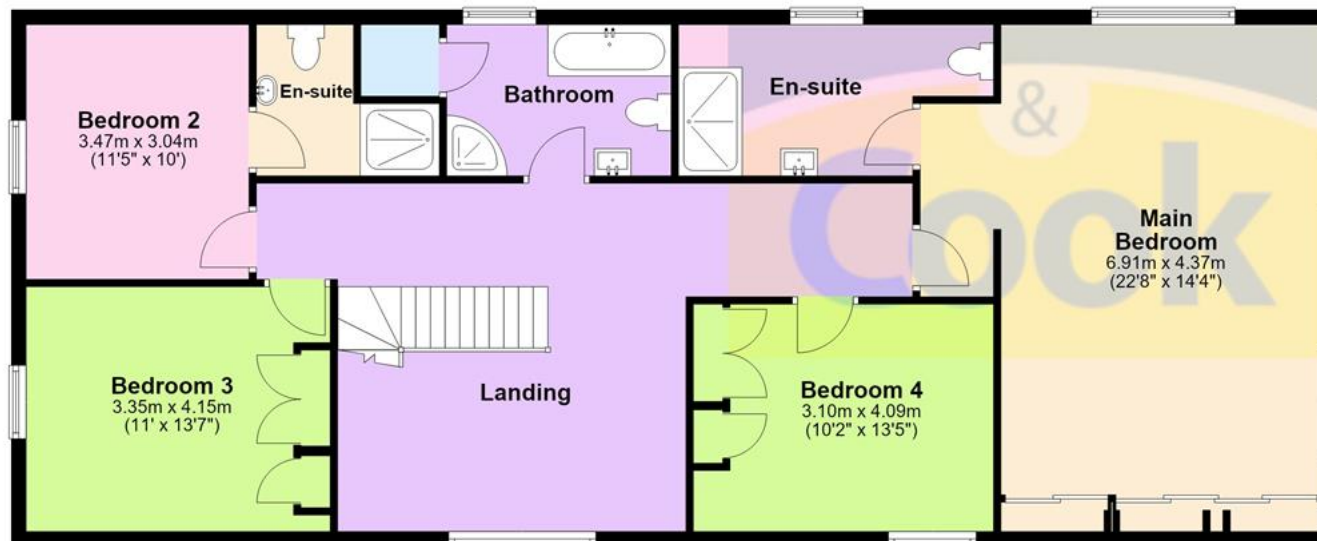
Basement

Approx. 126.9 sq. metres (1366.2 sq. feet)



First Floor

Approx. 122.0 sq. metres (1313.5 sq. feet)



Total area: approx. 249.0 sq. metres (2679.7 sq. feet)



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