

# Whinbarns

Almeley Road, Eardisley, Herefordshire, HR3 6PP



**Whinbarns  
Almeley Road  
Eardisley  
Herefordshire, HR3 6PP**

- *A Charming 1930's dormer Bungalow in the heart of Eardisley*
- *Versatile and modernised 2/3 bed accommodation*
- *Generous front and rear gardens with driveway parking & car port*
- *Energy conscious features*

**Kington 5½ miles  
Hay on Wye 10½ miles  
Hereford 15 miles**



## INTRODUCTION

Nestled within the picturesque village of Eardisley, Whinbarns is a beautiful and characterful, detached dormer bungalow dating back to the 1930s. Occupying an enviable elevated position at the heart of its generous plot, the property enjoys far-reaching countryside views while offering privacy, charm, and modern-day comfort. Thoughtfully modernised, Whinbarns seamlessly blends period appeal with contemporary efficiency. The home provides versatile 2/3 bed accommodation, ideal for families, downsizers, or those seeking flexible living and working space.

Significant improvements ensure comfort and peace of mind for years to come, including newly installed windows, air source heat pump, replaced roof, PV solar panels and upgraded insulation. The result is a warm, inviting home that retains its original character while meeting the demands of modern living.

Whinbarns presents a rare opportunity to acquire a distinctive village home with breathtaking views, enhanced efficiency, and timeless appeal — all set within one of Herefordshire's most desirable rural communities.

## LOCATION

Set amidst the rolling countryside of Herefordshire, the charming village of Eardisley is a quintessential English village rich in character and community spirit. Renowned for its striking black-and-white timber-framed buildings and peaceful rural setting, Eardisley offers an idyllic lifestyle while remaining well connected to nearby market towns and amenities.

The village benefits from a range of local conveniences including a popular village shop, traditional public house, and a well-regarded primary school, all contributing to its welcoming and vibrant atmosphere. The surrounding countryside provides endless opportunities for walking, cycling, and outdoor pursuits, with the beautiful River Wye nearby, famed for its scenic beauty and leisure activities.

Despite its tranquil setting, Eardisley enjoys convenient access to the historic market town of Hay-on-Wye and the cathedral city of Hereford, offering a wider selection of shopping, dining, and cultural amenities.

Combining picturesque surroundings with a strong sense of community and excellent accessibility, Eardisley presents a truly desirable village setting for those seeking the very best of rural Herefordshire living.



## ACCOMMODATION

The property is entered via the front door into a welcoming entrance hallway, finished with a laminate floor and offering a practical and attractive introduction to the home.

To one side lies the charming sitting room, featuring a fireplace with inset wood-burning stove that forms a cosy focal point. A bay window overlooks the front garden, allowing natural light to flood the room while enhancing its warm and inviting atmosphere.

Opposite, the generously proportioned dining room (alternatively bedroom two) also benefits from a character fireplace and a bay window to the front aspect, offering flexibility to suit a variety of lifestyle needs.

The kitchen is well-appointed with a good range of recently fitted units, providing ample drawer and cupboard storage. It includes an electric hob and oven, along with a stainless-steel sink positioned beneath windows overlooking the rear garden. A rear door leads through to a small conservatory, which offers plumbing for a washing machine and provides further access via a side door.

The ground floor bathroom comprises a close-coupled W.C., wash hand basin, and bath with shower over, along with useful linen storage.

Also on the ground floor is a comfortable double bedroom with fitted wardrobes and a window enjoying views to the rear garden.

A staircase from the kitchen rises to the upper floor, where a further double bedroom enjoys a bright southern aspect through "Velux" windows. This room is complemented by a separate W.C., creating a private and versatile upper-level retreat.





## Outside

The property is approached directly from the village road onto a tarmacadam driveway, providing ample off-road parking and ease of access. To the front lies a large, level garden, predominantly laid to lawn, creating an attractive setting and enhancing the home's elevated position.

A car port to one side offers sheltered parking, while a pathway leads conveniently around to the rear garden which has been sympathetically planted to provide year-round interest, enjoying a pleasant outlook and a peaceful atmosphere.

Practical additions include a useful timber shed, vegetable beds to the front and rear, a further garden store, ensuring ample space for tools and outdoor equipment and a working well.

Altogether, the outside space offers an ideal balance of open lawn, established planting, and functional areas — perfectly suited to both relaxation and everyday practicality.



## SERVICES

We are informed that the property is connected to mains electricity, mains water and mains drainage. In addition, photovoltaic (PV) solar panels with battery storage have been installed, enhancing the home's energy efficiency and helping to reduce ongoing running costs. Central heating is provided via an air-source heat pump system, offering an efficient and environmentally conscious heating solution. Please note that the services and service installations have not been tested.

## TENURE

Freehold with vacant possession upon completion.

## COUNCIL TAX

Herefordshire County Council Band "D"

## MOBILE & INTERNET CONNECTION

Please refer to Ofcom by using the following link: [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk).

## ANTI MONEY LAUNDERING CHECKS

The successful purchaser/s will be required to provide sufficient identification to verify their identity in compliance with the Money Laundering Regulations. Please note that a small fee of £15 + VAT per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.



## DIRECTIONS

Please do not rely on the postcode. please use What3words to identify the location of the property ///waltz.glitter.testing.

## NOTES

Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate.

The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the

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REGISTERED OFFICE: Offa House, Hereford.  
HR1 2PQ REGISTERED NO: OC338911



# Almeley Road, Eardisley, Hereford, HR3

Approximate Area = 1140 sq ft / 105.9 sq m

For identification only - Not to scale

## VIEWING AND CONTACT DETAILS

All viewings must be arranged through the sole selling agents Sunderlands.

Contact tel: 01497 822522

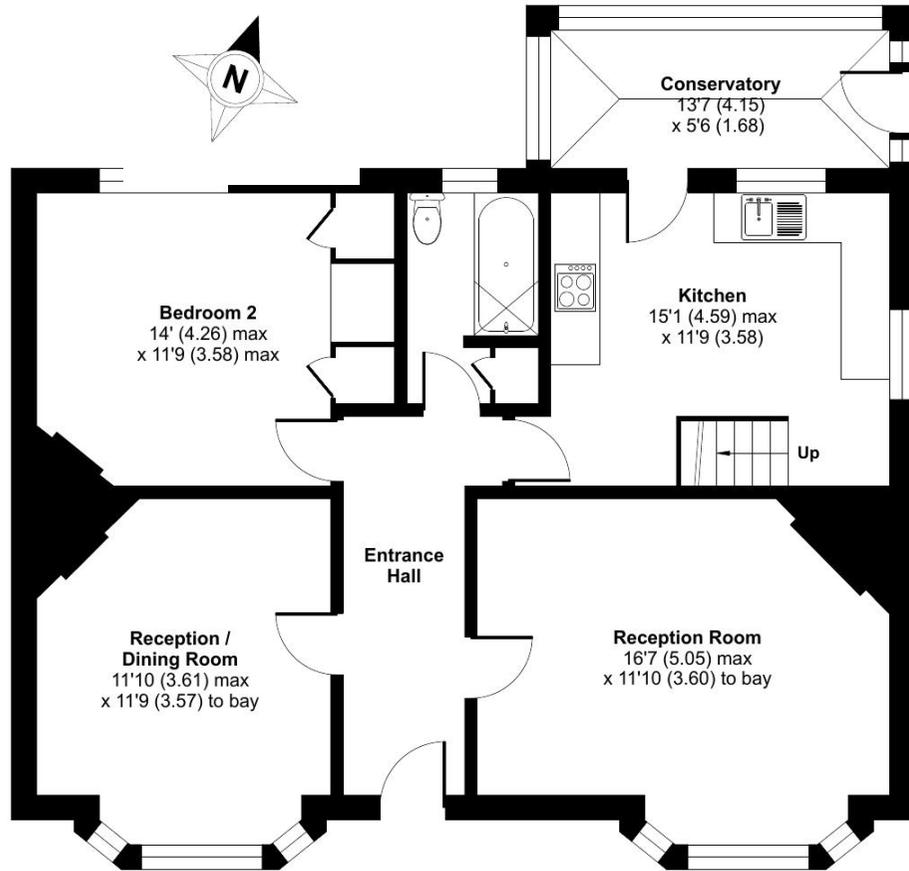
Office opening hours:

Mon-Fri 9.00-17.00 Sat 9.00-12.00

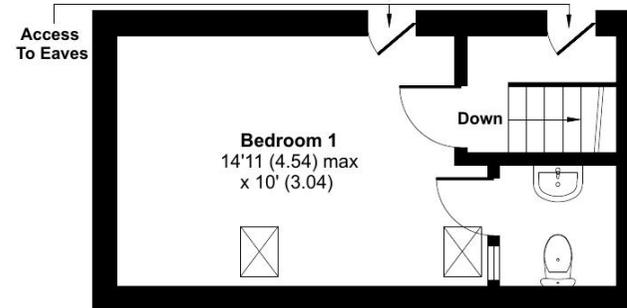
Email: hay@sunderlands.co.uk

Out of hours contact:

Harry Aldrich-Blake – 07717 410757



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	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			
		77	82

England & Wales EU Directive 2002/91/EC

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Sunderlands. REF: 1416440



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