



4 Prospect View Spond, Kington, HR5 3FU



**4 Prospect View
Spond
Kington
HR5 3LD**

Summary of Features

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

**Offers In The Region Of
£385,000**

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 a true highlight of this property, offering a spacious and inviting setting that effortlessly combines style with practicality. Bi-fold doors and expansive windows fill

the space with natural light, creating a bright, airy atmosphere. These doors not only illuminate the room but also provide uninterrupted views of the garden and the picturesque countryside beyond, beautifully blending the indoors with the outdoors and enhancing the overall sense of space. The kitchen features modern, coordinated wall and base units that offer generous storage, along with high-quality fixtures including a Blanco sink drainer, built-in double oven, Neff induction hob with extractor fan, and a range of integrated appliances such as a fridge-freezer, dishwasher, and washing machine. This contemporary layout ensures that both everyday cooking and entertaining are convenient and enjoyable. There is also ample room for large dining furniture, making the space perfectly suited for family gatherings, dinner parties, or relaxed open-plan living.

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, built-in vanity sink and low-level WC.

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 built-in vanity sink.

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 large 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.

The property has been pre-wired for EV charging, allowing the purchaser to install their preferred charger unit.

A monthly management fee of £20.00 applies, which also covers the maintenance of the treatment plant.

Full fibre Broadband available.

Council Tax

Herefordshire Council Tax Band - D

Tenure

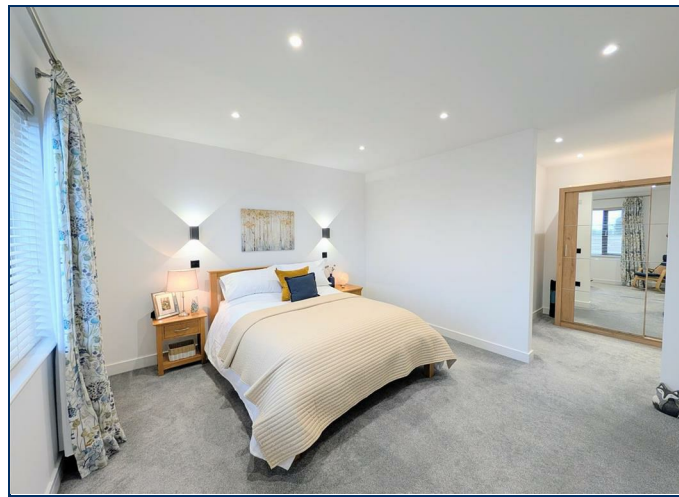
Freehold.

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.

Anti-Money Laundering

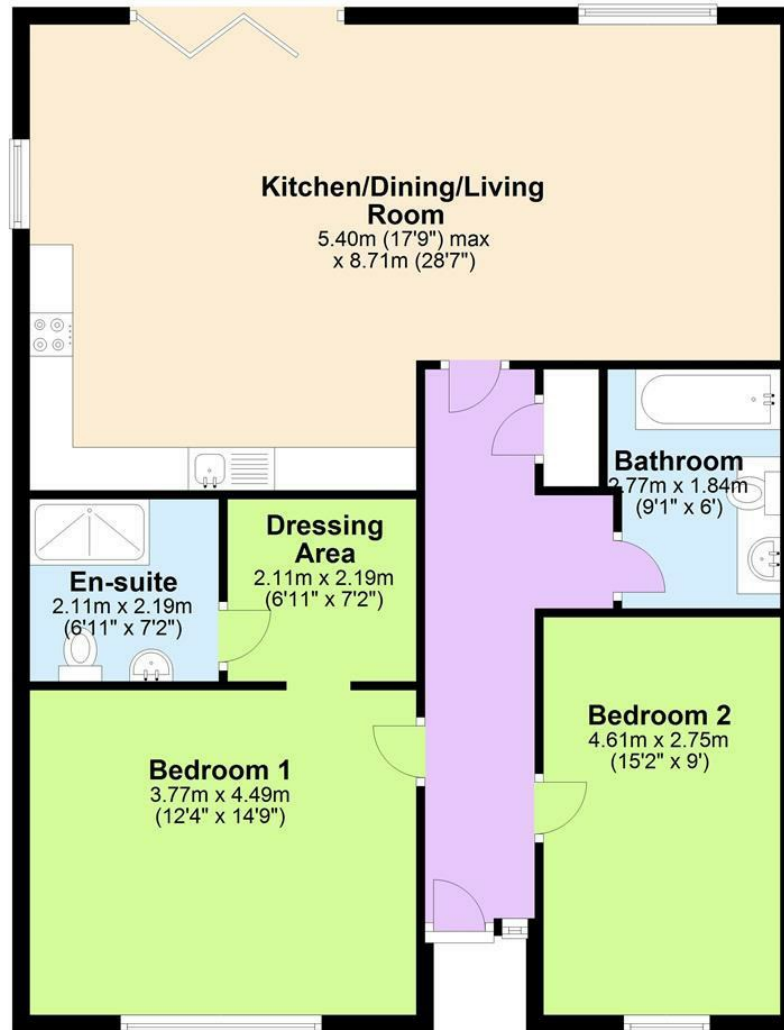
The purchaser will be required to provide sufficient identification to verify their identity in compliance with anti-money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti-money laundering checks. This fee is payable at the time of verification and is non-refundable.





Ground Floor

Approx. 98.3 sq. metres (1058.4 sq. feet)



Total area: approx. 98.3 sq. metres (1058.4 sq. feet)

Sunderlands

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.