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## Honeymoor House, Eaton Bishop, Hereford, HR2 9QP

Overlooking Honeymoor Common and on the edge of Eaton Bishop, about five miles south west of Hereford, an impressive four bedroom centrally heated and double glazed period house, with stable block, barn, gardens and grounds all set in about one acre.

**£675,000 (Freehold)**

**Residential Sales**

# Honeymoor House, Eaton Bishop, Hereford, HR2 9QP

## LOCATION

Honeymoor House overlooks a common at the front and lies on the edge of Eaton Bishop, a popular village which is set about five miles south west of the Cathedral city of Hereford. The village has a community hall and Church with neighbouring villages offering a wider range of facilities and amenities including primary and secondary schools. Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and bus and railway stations.

## DESCRIPTION

Honeymoor House is a detached four bedroom period house which has been the subject of a schedule of refitting and upgrading works to include the replacement of the double glazed windows with wooden surrounds and the installation of a ground source heat pump which provides central heating. The kitchen has been refitted and overall the property offers a comfortable, well appointed level of accommodation. Many internal doors are of oak and have Suffolk latch fittings.

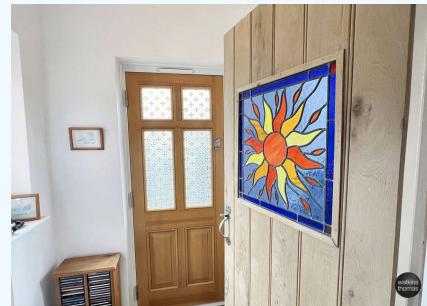
Of particular note is the extent of the hard standing areas and the fact that the property has a garage, stable block and barn with gardens and grounds which extend to about one acre, part split into paddocks with a field shelter. In more detail, the accommodation comprises;

## ON THE GROUND FLOOR:

### Entrance Porch

1.68m (5'6") x 1.12m (3'8")

Approached through an attractive wooden front door with four double glazed panels and double glazed window to the side, tiled floor and feature oak door on substantial hinges and having a leaded glass sun motif to;



### Reception Hall

3.66m (12') x 1.93m (6'4")

With stairway off, radiator and with a multi pane door to the breakfast area and feature oak doors with coloured autumn leaded glass panels to the living room and the;

### Principal Sitting Room

5.66m (18'7") x 3.71m (12'2")

With a double glazed window to the front, coving to ceiling, wall light points, two traditional style radiators and a substantial fire surround with cast iron and tiled inset and heta wood burning fire. A pair of doors then open to a;



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## Summer Room/Conservatory

6.65m (21'10") x 2.67m (8'9")

With double glazed elevations off a masonry base with triplex roof over. Three radiators, tiled floor and with a pair of French doors open to the garden.



## Open Plan Living Room/Kitchen

7.01m (23') x 6.81m (22'4") (maximum)

Which in parts comprises;

### Living Room

4.27m (14') x 3.66m (12')

With a double glazed window enjoying and overlooking the front to rising countryside in the distance. Traditional style radiator, decorative ceiling coving and with a wooden fire surround with over mantel with mirror and cast iron and tiled fireplace with Heta wood burning stove and tiled hearth. A wide 8'9" opening leads to the;



### Kitchen/Breakfast Room

6.78m (22'3") x 3.2m (10'6")

An exceptional space with soft close base cupboards and drawer units with wood block working surfaces over, upstand and with matching eye level cabinets. Double bowl butlers type sink unit with mixer tap, recess in which is housed the washing machine, recess for range cooker with harlequin tiled surround and stainless steel cooker hood above. Built in tall fridge freezer and at base level there are carousel corner units. Housing for microwave, tiled floor, traditional style radiator, sunken ceiling lights and with a door to the boot room and the;



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## Garden Room

3.99m (13'1") x 3.66m (12')

With double glazed windows to two elevations and with a double glazed stable door and pair of double glazed doors opening to the patio. Access hatch to loft, two contemporary style radiators and tiled floor.



## Boot Room

2.31m (7'7") x 1.22m (4')

With double glazed window to the rear, contemporary style radiator, tiled floor and wash basin with mixer tap. Cupboards below, tiled course over and a pair of doors open to the;

## Cloakroom

1.14m (3'9") x .79m (2'7")

With low level WC, continuation of tiled floor and radiator.

## ON THE FIRST FLOOR:

### Landing

Approximately 'L' shaped in plan and in parts comprising a principal area (11'10" by 6'4") with stairway rising up to and having a double glazed window to the front overlooking the road to treelined countryside in the distance. Contemporary style radiator and having doors to;

### Bedroom 1

4.27m (14') x 3.66m (12')

With double glazed windows to two aspects, including the view to the front and at the side over Honeymoor Common. Two contemporary style radiators and pull light switch.

### Bedroom 2

3.71m (12'2") x 3.61m (11'10")

With a double glazed window to the front and having two radiators.



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## Bedroom 3

4.7m (15'5") x 3.2m (10'6")

With a double glazed window to the rear and double glazed window at the side looking towards Herefordshire countryside. Radiator and open to the:



## Open Bathroom

Open from the bedroom and having a slipper bath with mixer tap and low level WC on wooden stand. Part timber panelled walls. Over the WC there is a wash basin. Contemporary style radiator.

## Bedroom 4

3.2m (10'6") x 2.26m (7'5")

With a double glazed window to the rear, contemporary style radiator and door to airing cupboard with radiator.

## Shower Room

2.59m (8'6") x 2.16m (7'1")

Recently installed and with white suite comprising shower tray with marble effect shower boarding to walls, twin headed shower unit and screen, low level WC and wash bowl with taps over and set on a wooden stand with drawer below. Double glazed window, extractor unit, ladder type radiator and further contemporary style radiator.



## OUTSIDE:

A driveway leads to a pair of bespoke wooden gates which swing open to a further drive beyond which is the garage with a range of buildings beyond. The driveway runs to the barn and the:

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## Garage

4.37m (14'4") x 6.1m (20')

With a pair of wooden doors to the front, electric lights, power point and EV charger. With personnel door, behind which is the STABLE BLOCK (12' by 12') with stable doors to the front. There is a WOOD STORE measuring 11' by 5' and a further DOUBLE STABLE BLOCK (11'5" by 24') which has two stable doors to the front, and is currently utilised as a workshop.

## Outbuildings

The outbuildings are flanked by a concrete driveway which is accessed through a double and single pair of gates. The driveway which runs to an 'L' shape, off which there is a BARN (44' by 25') in three bays. Adjacent to the barn there is a LEAN TO STORE of 40' by 7' which again has a concrete base and power points.



## Gardens & Grounds

At the front of the property there is an arc of lawn, a pathway leads to a wrought iron gate in a low brick wall with wrought iron work over. To each side of the front door there are lawns. There is a wooden fence to the yard and parking facilities. At the rear of the property there is an expanse of formal garden with feature monkey puzzle tree and lawns with borders featuring eucalyptus, fruit trees and a wide variety of shrubs. Adjoining the residence, there is a PLANT ROOM in which is housed the ground source heat pump and the associated plant.

Pathways are made up of bricks which lead to a flagstone pathway and sun terrace seating area together with two outhouses including a POTTING SHED (7'8" by 5'9") with two sets of double glazed doors and double glazed windows to the side. There is a BEACH HUT (6'3" by 6'4").

Beyond the garden there are three PADDOCKS divided by post and rail fencing together with a central ANIMAL SHELTER (15' by 10'8').

The site in total extends to APPROXIMATELY ONE ACRE.



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## COUNCIL TAX BAND E

Payable to Herefordshire Council.

## BROADBAND & MOBILE PHONE COVERAGE

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

## SERVICES

It is understood that mains electricity and water services are connected to the property. Drainage is to a private system. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

## VIEWING

Strictly by appointment through the agents, telephone Hereford [01432 272280](tel:01432 272280) .

## DIRECTIONAL NOTE

From central Hereford, proceed south west on the A465 Abergavenny Road and after approximately three quarters of a mile turn right signposted Clehonger. In Clehonger, continue on the B4352 and then take the right hand turn signposted Eaton Bishop. The property will be identified immediately on the right hand side.

## FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford [01432 272280](tel:01432 272280) . For a selection of other properties currently available, please visit [www.watkinsthomas.co.uk](http://www.watkinsthomas.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) or [www.guildproperty.co.uk](http://www.guildproperty.co.uk).

**6th October 2025**

ID41531

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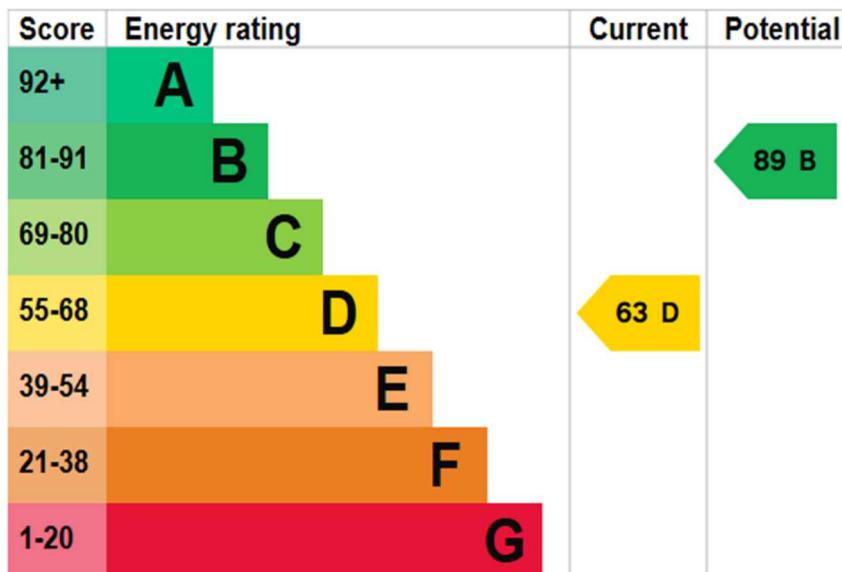
## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

## Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

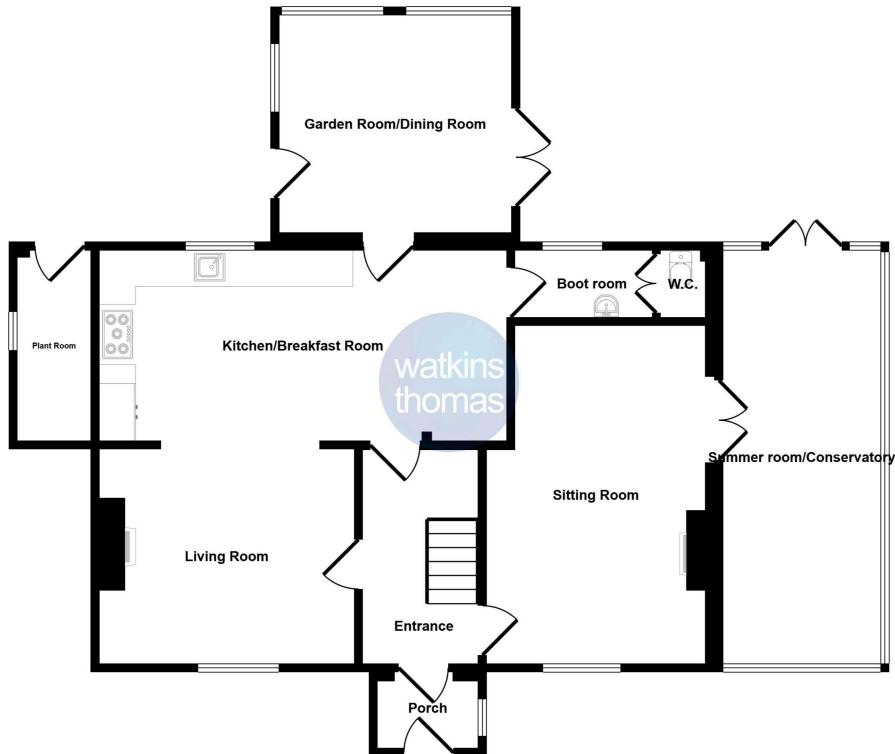
For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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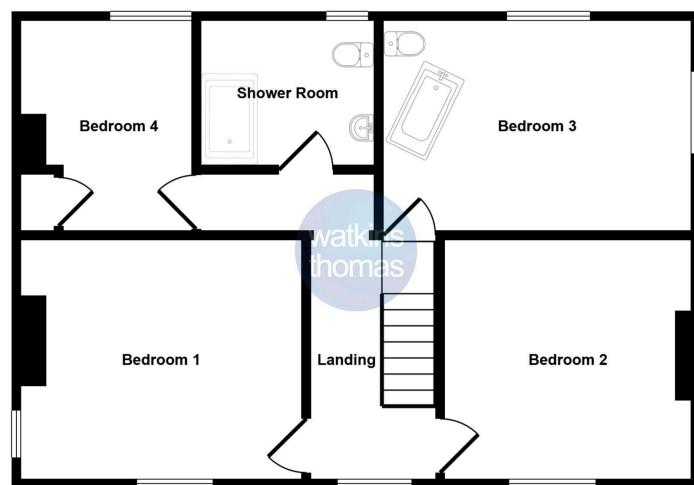
## FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Ground Floor  
Approx 111 sq m / 1191 sq ft

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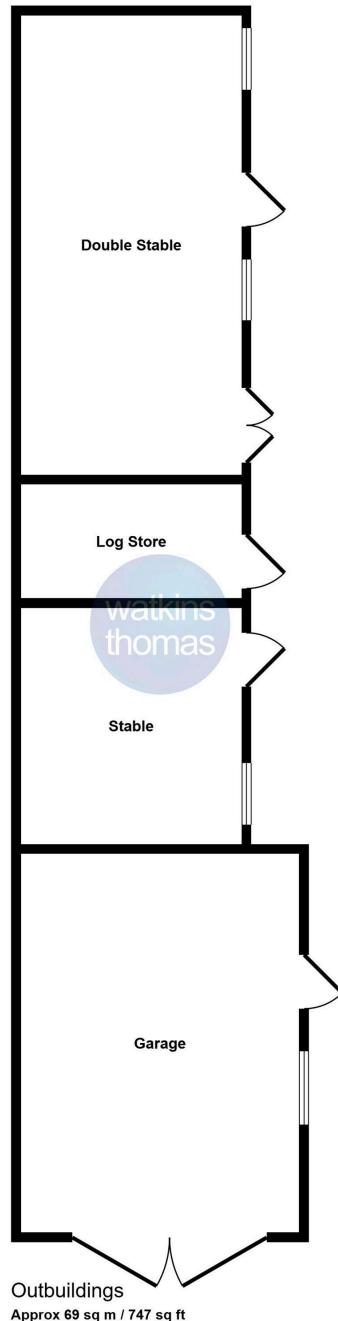
First Floor  
Approx 71 sq m / 762 sq ft

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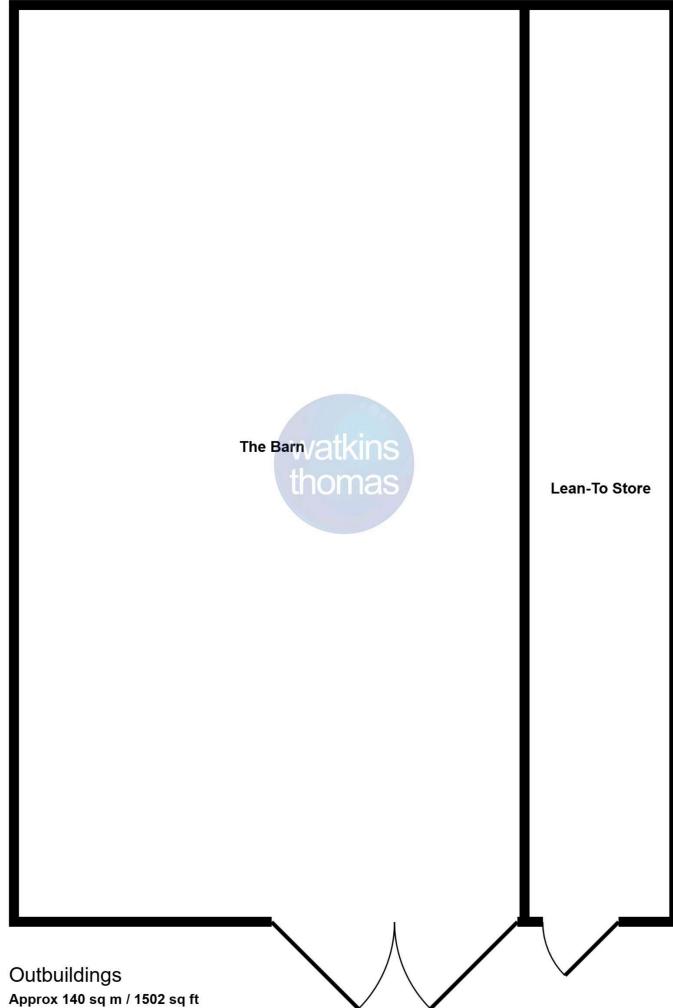


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