



Total area: approx. 159.0 sq. metres (1711.9 sq. feet)

Plot 2

Barley Close
Woodseaves Road
Eardisley
Herefordshire
HR3 6PQ

£495,000

- Last remaining dormer bungalow
- Exclusive village development
- Garage & parking
- Lovely enclosed garden
- 3/4 Bedrooms, 3 Shower rooms
- Viewing essential

Plot 2, Barley Close, Woodseaves Road, Eardisley, Herefordshire HR3 6PQ

Introduction

An exceptional small development, set within a highly sought-after village location.

Perfect for families or those looking to downsize without compromise, these stylish new homes provide flexible living space, private gardens, and driveway parking.

This superb detached property occupies an elevated location on a small development (just 5 properties) adjoining open farmland, on the outskirts of the highly favoured village of Eardisley it is well placed for access to the market towns of Kington (5.5 miles), Leominster (15 miles), Hay-on-Wye (11 miles) and the Cathedral City of Hereford (15 miles). The property is within walking distance of the village centre and amenities which include a public house, shop, church, primary school, croquet and tennis club. A wider range of amenities are available in Kington where there is also a secondary school, doctors surgery, various shops, a filling station and an 18 hole golf course.

Property Description

The property is constructed of a highly insulated timber frame by respected local developers (with a long-established proven track record) and is highly energy efficient, it has features including air-source heating (underfloor at ground floor, radiators at first floor level) together with a mechanical ventilation heat recovery system (MHRS) and Velfac composite triple glazed windows.

This exceptional new build home offers the rare opportunity to create a bespoke and individual finish, tailored to your own taste and lifestyle.

Entering through the elegant oak-framed porch with solid oak front door, you are welcomed into a spacious and inviting reception hall, providing access to all ground floor rooms and a feature staircase leading to the first floor.

The heart of the home is the impressive open-plan kitchen, dining, and family room – a perfect space for both everyday living and entertaining. Completing the ground floor is a practical utility room with an adjoining plant room, a bathroom/wet room, and two generously sized rooms that can be used flexibly as bedrooms, a snug, or a home office.

Upstairs, the property offers two large bedrooms, each benefiting from fitted wardrobes and luxury en-suite facilities.

Externally, the home features a good-sized, low-maintenance garden, ample off-road parking, and a single garage.

This beautifully designed property combines modern living with the opportunity to personalise the final finishes, creating a truly unique home.

Reservation Fee

£1,500 - refundable on completion of purchase.

Directions

From Hereford proceed towards Brecon on the A438 and through Letton, then continue on the A4111 into Eardisley. By the Tram Inn turn left as signposted Woodseaves and the property is located on the right hand side after about 200 yards. What3words - birds.flexibly.racetrack

Agents Note

The property benefits from a 6 year architect warranty.

Money Laundering

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

Opening Hours

Monday - Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 1.00 pm

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

