



THE WAIN HOUSE
Eardisley HR3 6NT



**The Wain House
Eardisley
Hereford
HR3 6NT**



Only a stone's throw from the village church and tucked away from the main street, a semi-detached converted barn offering comfortable and individual living space, with off street parking.

Guide Price £225,000

Situation and Description

The Wain House enjoys a tucked away position at one end of this thriving and popular village. There are a number of local facilities including a church, a primary school, a village store, post office, community hall, garage, public house and much more. The markets towns of Kington and Hay on Wye are also within easy reach, and the cathedral city of Hereford lies some 15 miles away.

Once part of Castle Farm, The Wain House was converted along with the neighbouring property, probably at the latter part of the last century and offers very comfortable two-bedroom accommodation laid out over two floors making it ideal for a couple, a single person, or as a holiday cottage. With plenty of character throughout, it also includes oil fired central heating, double-glazing, off-road parking for at least two cars and a good-sized sitting room with fitted wood burner.

From a small lane a gated entrance leads to an enclosed parking area to the front with well stocked herbaceous borders to one side and a small patio which faces almost due south. A stable door then leads into the garden room which lies at the front of the house and has double glazed windows on two sides, a radiator, fitted carpet and door through to the inner hall.

The sitting/living room is a good size and has an attractive brick fireplace and wood burner, exposed timbers and a dual aspect. The kitchen/breakfast room has a range of fitted cupboards and drawers, workspace with inset single drainer sink, plumbing for a washing machine and the oil-fired central heating boiler.

From the hall a staircase then leads up to the first floor where there are two comfortable bedrooms, both with storage space and these are supported by a bathroom with all the usual fittings.

Outside

There is a small garden area to the front with patio and gate to the side which leads around to the rear of the house where there is a small greenhouse and garden store.

Services and Considerations

Mains electricity, mains metered water and mains drainage.

Oil fired central heating and fitted wood burner.

The property lies in a conservation area.

Tenure Freehold.

Council Tax Band C

EPC E 51/95

Mobile Phone Coverage <https://checker.ofcom.org.uk/>

Broadband <https://checker.ofcom.org.uk/>

It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. These and any matters relating to Rights of Way should be checked with your Solicitor or Surveyor.

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

If you need help with or are unsure about any of the information contained in these details, please let us know.



Hallway leading off to the garden room and through to kitchen/breakfast room and living room

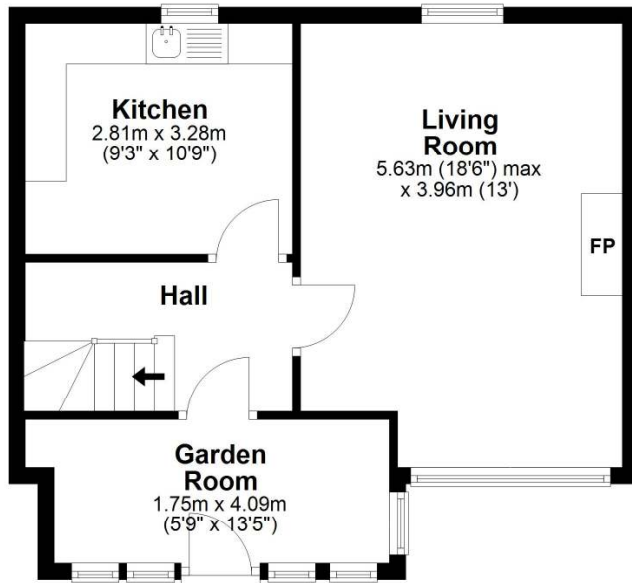




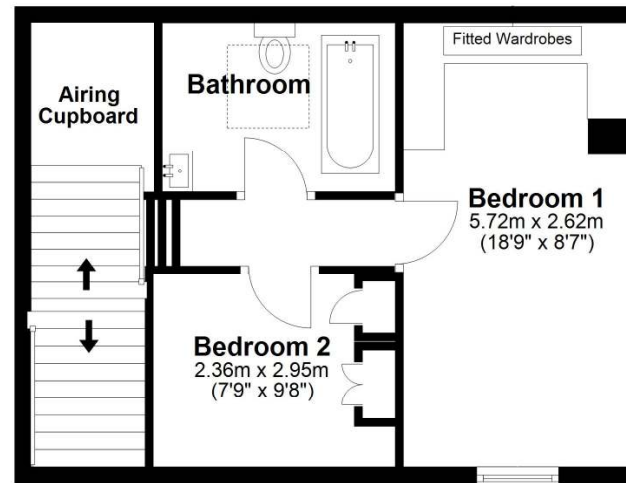
Two comfortable bedrooms supported by a bathroom



Ground Floor



First Floor



Total area: approx. 82.8 sq. metres (891.1 sq. feet)

Plans created by Brookes Bliss Ltd - Plans are not to be assumed as accurate and are not to scale.
Plan produced using PlanUp.

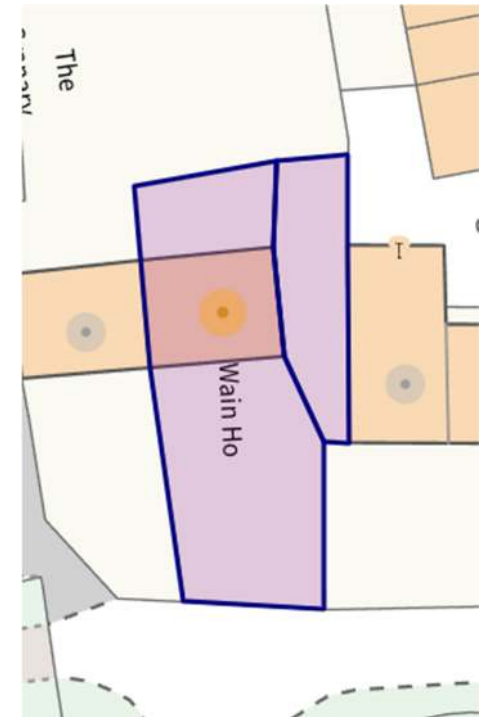


Directions

What3Words/////

punctual.descended.target

On entering the village from Hereford, turn left at the church and at the next left hand bend the entrance to the property will be found on the right-hand side.



Brookes Bliss

These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

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