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8 Leys Farm, Tarrington, Hereford, HR1 4EX

'Situated to the east of Hereford City in the popular village of Tarrington a well presented, three bedroom barn conversion with the added benefit of gas central heating, double glazing, enclosed garden, off road parking and garage'

£415,000 (Freehold)

Residential Sales and Lettings

8 Leys Farm, Tarrington, Hereford, HR1 4EX

LOCATION

The property is located in the popular village of Tarrington which is set to the east of Hereford City. In the area is a public house and Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

The subject property is a well presented three bedroom barn conversion with gas central heating, double glazing, off road parking, garage and enclosed garden. The accommodation comprises entrance hall, sitting room, kitchen, snug, dining area, first floor landing with access to three bedrooms and bathroom. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Entrance Hall

A front aspect glazed door leads to the entrance hall with feature stone wall, panelled radiator, telephone point, stairs to the first floor and door to the cloakroom.

Cloakroom

With low flush wc, wash hand basin with tiled splash back, panelled radiator, partially tiled wall surround, feature stone wall and laminated flooring.



Sitting Room

4.85m (15'11) x 3m (9'10)

With rear aspect double glazed window, panelled radiator, electric fire with brick surround and mantel and two wall lights.



Kitchen

4.85m (15'11) x 3.05m (10') (maximum)

With rear aspect double glazed window. A range of units comprising 1½ bowl sink drainer unit with work surfaces, base units under with matching wall units, plumbing and space for washing machine, space for cooker, plumbing and space for dishwasher, space for breakfast table, panelled radiator, under-stairs storage cupboard, space for upright fridge freezer, service hatch to the dining area and laminated flooring.

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Snug

3m (9'10) x 2.97m (9'9)

With front aspect double glazed window, panelled radiator and wall light. Giving access to the dining area.



Dining Area

2.97m (9'9) x 2.92m (9'7)

With panelled radiator, wall light and double glazed French doors to the garden.



ON THE FIRST FLOOR:

Landing

With access hatch to loft space, feature beams and doors to bedrooms and bathroom.

Bedroom 1

6.22m (20'5) (plus recess) x 3.1m (10'2)

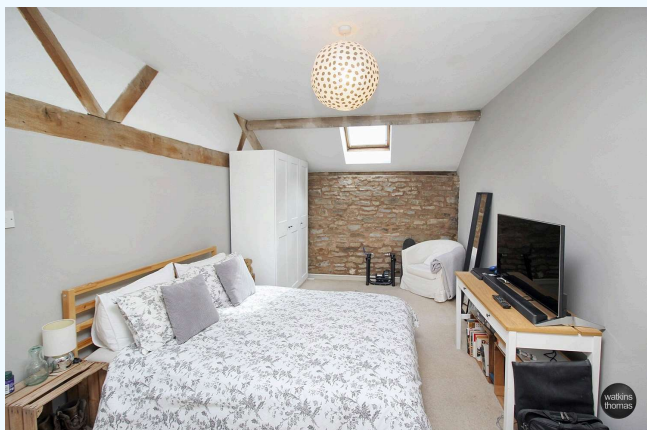
With front aspect velux sky light, rear aspect feature window, panelled radiator, feature beams and feature stone wall.

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Bedroom 2

6.2m (20'4) (plus recess) x 3.1m (10'2)

With front aspect double glazed velux sky light, panelled radiator, rear aspect feature window, feature beams and feature stone wall.



Bedroom 3

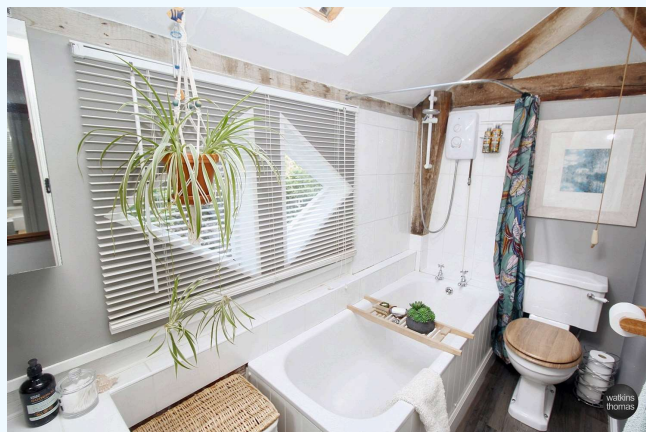
3.89m (12'9) x 2.03m (6'8)

With front aspect velux sky light, panelled radiator and airing cupboard area with hanging rail.

Bathroom

3.07m (10'1) x 1.45m (4'9)

With rear aspect feature window and suite comprising panel enclosed bath with electric shower over, pedestal mounted wash hand basin, low flush wc, light with shaver point, partially tiled wall surround, panelled radiator and laminated flooring.



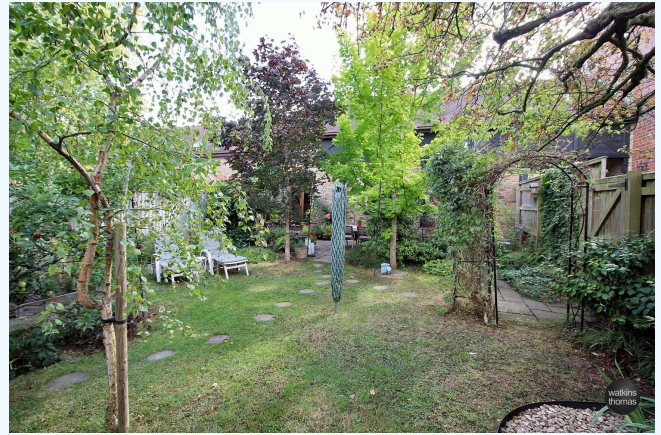
Agents Note

Please be aware that there is a maintenance charge of £40 per calendar month for the upkeep of gardens and communal areas.

OUTSIDE:

To the front of the property is a communal garden with path leading to the front door. To the immediate rear of the property is an enclosed garden with patio leading to the main garden which is laid to lawn with various shrub and tree borders. The garden is enclosed by fencing to provide a degree of privacy. A side gate gives access to the parking area where there is a GARAGE with up and over door and two tandem parking spaces to the front.

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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, gas, water and drainage services are connected to the property. 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.

DIRECTIONAL NOTE

Proceed out of Hereford along the Ledbury Road. Continue through the villages of Lugwardine and Bartestree and on reaching the village of Tarrington turn right at the Public House. Follow the lane around the right hand bend where Leys Farm is located on the left hand side.

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FOR FURTHER INFORMATION

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

14th August 2025

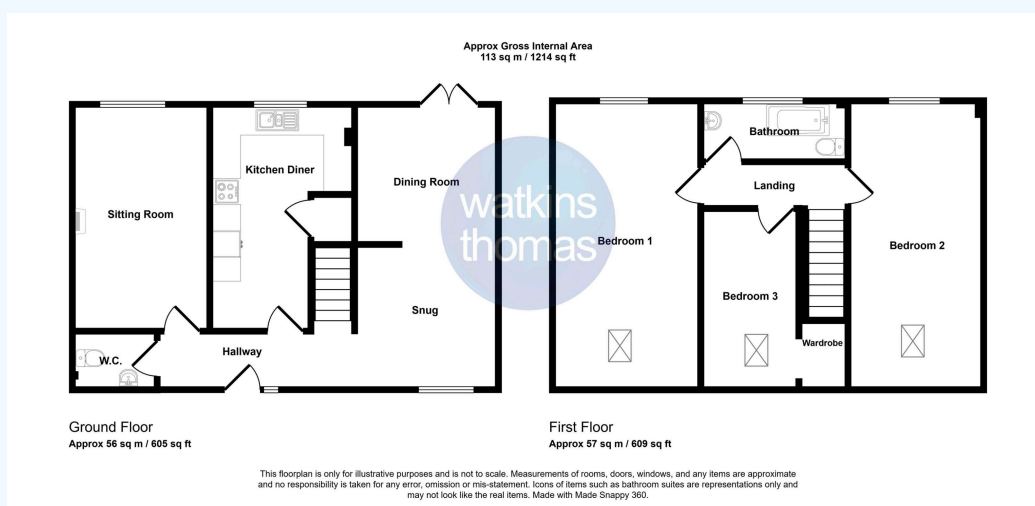
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ENERGY PERFORMANCE CERTIFICATE

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.

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.



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