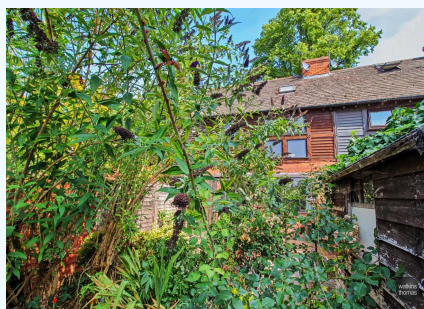




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3 Church Barns, Rectory Meadow, Eaton Bishop, Hereford, HR2 9QJ

'Situated to the south of Hereford City in the popular village of Eaton Bishop a three bedroom, terraced barn conversion with gas central heating, off road parking and rear garden'

£250,000 (Freehold)

Residential Sales

3 Church Barns, Rectory Meadow, Eaton Bishop, Hereford, HR2 9QJ

LOCATION

The property is located in the popular village of Eaton Bishop which lies to the south of Hereford City. Within the village is a church and village hall and further amenities are available in the village of Madley which includes a shop, primary school, tennis club and public house. 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 three bedroom barn conversion with the added benefit of allocated parking and enclosed rear garden. The accommodation comprises entrance hall, kitchen/breakfast room, sitting room, conservatory, first floor landing with access to two bedrooms, bathroom and inner landing giving access to bedroom 1 which is on the second floor. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Canopy Entrance Porch

With front aspect glazed door to the entrance hall.

Entrance Hall

With panelled radiator, stairs to the first floor, door to the kitchen/breakfast room and lounge.

Kitchen/Breakfast Room

3.25m (10'8) x 3m (9'10)

With two front aspect windows, a range of units comprising 1½ bowl sink/drain unit with work surface, tiled splash backs, base units under with matching wall units, plumbing and space for washing machine, space for cooker, space for under counter fridge, wall mounted gas central heating boiler and panelled radiator.



Sitting Room

5.05m (16'7) x 3.23m (10'7)

With rear aspect window, panelled radiator, brick fire surround, television point and glazed French doors giving access to the conservatory.

Conservatory

5.08m (16'8) x 2.24m (7'4)

Of metal construction with tiled flooring and glazed door giving access to the rear garden.



ON THE FIRST FLOOR:

Landing/Office Space

With airing cupboard, smoke alarm, doors to bedrooms, bathroom and inner landing (previously used as home office space).

Bedroom 2

3.23m (10'7) x 3.18m (10'5)

With rear aspect window and panelled radiator.

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Bedroom 3

3.28m (10'9) x 2.34m (7'8) (plus door recess)
With front aspect window and panelled radiator.



Bathroom

2.36m (7'9) (maximum) x 1.75m (5'9)
With rear aspect window, suite comprising panel enclosed bath with electric shower over, low flush wc, vanity wash hand basin, heated towel rail and vinyl flooring.

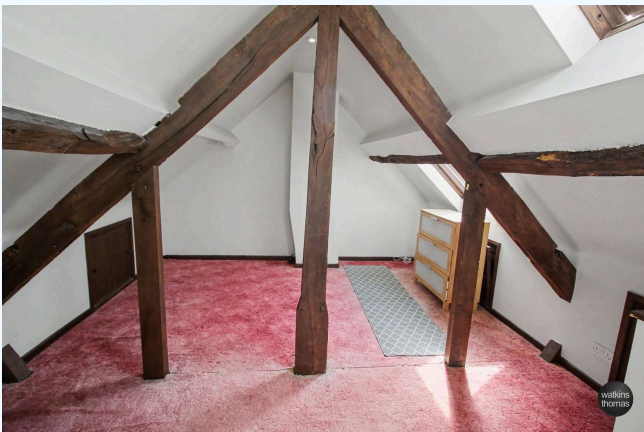


Inner Landing

With front aspect window, stairs to the second floor and panelled radiator.

Bedroom 1

4.04m (13'3) (maximum) x 4.98m (16'4) (maximum)
Located on the second floor with two rear aspect sky lights, eaves storage cupboards, feature beams and reduced head height to certain sections of the room.



OUTSIDE:

To the front of the property is a shrub border with path giving access to the front door. To the immediate rear of the property is a block paved patio with raised shrub border and storage shed. The garden is enclosed by fencing. Please note there is a rear access gate giving access to the parking area. Across the rear of the garden is an access path for the neighbouring property.

COUNCIL TAX BAND C

Payable to Herefordshire Council

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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 Belmont Road. On reaching the roundabout take the second exit onto the Hereford to Abergavenny Road. Continue along the road taking the second turning on the right hand side sign posted Clehonger. On reaching the village of Clehonger proceed straight through and after approximately 3/4 of a mile take the right hand turning sign posted Eaton Bishop. Continue into the village of Eaton Bishop, passing the village hall on the left hand side and take the next left sign posted to the church. Continue past the church where the property is located on the left hand side.

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.

28th July 2026

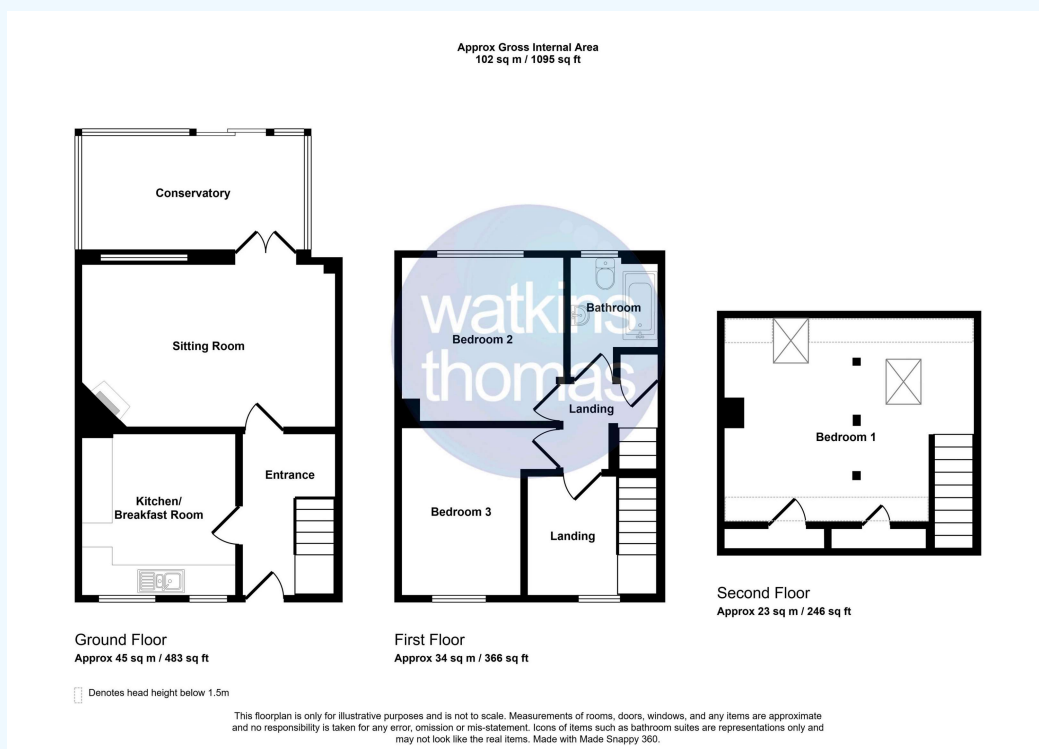
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ENERGY PERFORMANCE CERTIFICATE

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.



purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give, and neither WATKINS THOMAS LTD nor any person in its employment has authority to make or give any representation or warranty whatever in relation to this property.