

THE KILN

£1,150,000



“A character property with wow-factor”

Eardisland, Herefordshire

Occupying a desirable, true edge-of-village location, down a no-through lane and set amongst a cluster of prestigious properties, The Kiln enjoys a rural outlook from the front and the rear. With an outstanding kitchen/ dining/ living space, further sitting room, gym with sauna, 5 bedrooms, 4 bathrooms and 1.8 acres of land: this is truly an aspirational countryside residence.

- Edge-of-village location
- Fully renovated
- Superb kitchen/ diner/ living space
- Enormous top floor room
- Over 4,000sq ft
- Gym with sauna
- Additional detached stone barn
- Approx 1.8 acres



This property has enjoyed a complete renovation over recent years, with updated insulation, underfloor heating, windows, flooring and carpets, newly fitted kitchen, bathrooms, a sauna and remodelled, versatile living accommodation - yet, all the while, conserving much of the original beams and character.

Within walking distance of the beautiful, thriving village of Eardisland, The Kiln is approached via a private lane and its own, long driveway, past stone walling and flanked by large lawns, terminating at an expansive courtyard in front of the property, with ample parking for a fleet of vehicles.

A modern front door leads through to the reception hall with stairs leading up in front to the first floor, there is also a convenient cloakroom with WC and, off to one side, a home gym featuring the luxurious addition of a built-in sauna.

On the other side of the hallway, a doorway leads into the mother-of-all kitchen/ dining/ living spaces. This truly aspirational, open-plan room features underfloor heating and has plenty of character features on show, including original ceiling and wall timbers as well as exposed brickwork. The space comfortably accommodates a large dining table as well as a sitting area or two in addition to the kitchen - the perfect space to host large family gatherings and parties. Full-height patio doors lead out into the rear garden. The stylish kitchen has a large centre island and breakfast bar, plenty of storage cabinets and ample granite countertop space for food prep. There is a stunning electric AGA and built-in appliances such as fridge, freezer, dishwasher and waist-height oven and microwave.

Directly linked is a further lounge area: a room with good, square dimensions with double-aspect windows - perfect as a lounge, play room or TV room. Off this, lies access to the utility room, which has plenty of additional storage cupboards, a sink, space for a washing machine and tumble dryer and a door leading out to the side of the property.



On the first floor, the large master bedroom has plenty of glazing and a Juliette Balcony, commanding views across the front gardens and the view beyond. There is an adjacent, stylish en suite shower room with walk-in shower cubical, WC and wash hand basin. There are five, further double bedrooms, three of which have en suite shower rooms. One of the bedrooms is currently used as a home office and one has high ceilings and exhibits beautiful original timbers; these rooms are served by the large family bathroom which has a free-standing bath, walk-in shower enclosure, WC and stylish vanity unit with wash hand basin.





[cont...] A further stairs lead up to the top floor: the original kiln. It is here where the scale of the renovation undertaken by the vendors becomes apparent: this enormous, jaw-dropping space is full of character, displaying the roof trusses and inner workings of the original building. This room could have so many purposes: from craft and hobby room, workout space, additional lounge or, in virtue of its scale, even with the potential to run a full business office.

Outside: Behind a set of double gates, a long driveway cuts through a large lawn to the front courtyard, part tarmac and part gravel, offering plenty of parking, this links to a patio area directly to the front of the property. The gravelled area leads around to the rear and an additional patio seating area overlooking the lawn and the countryside beyond. There is a detached stone building, in need of repair, which has been left for the new owner to convert for their own use: perhaps a workshop, hobby room, covered seating area or party barn!

The rear garden has been left to lawn and extends across its own brick bridge to a further paddock of land: a blank canvass to use as garden, leave as a wild meadow or perhaps to keep chickens or a few livestock.

At a glance:

Bedrooms:	5 plus top floor
Tenure:	Freehold
Council Tax Band*:	G
Heating:	Underfloor/ radiators; LPG
Services:	Mains water, electricity, private drainage
Service charges:	Nil
Covenants:	None known
Broadband:	Yes**



* correct as of instruction date | ** Source:

EPC and floor plan available on the website.

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