



WESTHOPE
2 Town House Court, Madley, HR2 9GZ



A stunning and well-designed barn style house, offering beautifully presented living space, in a tucked away position on the edge of this popular and thriving Herefordshire village.

Guide Price £575,000



Situation and Description

The village of Madley has always been very popular and is a well-served village with a shop and post office, historic church, tennis club, primary school, two excellent pubs (one within a short walk) and much more. Hereford is only 6 miles away and offers an extensive range of facilities with a choice of shops, multiplex cinema, schools, restaurants and a mainline train station.

Constructed from new in 2011, and designed to look like a barn conversion, this lovely house offers an opportunity to purchase a very attractive and modern home, with under-floor heating on the ground floor, double glazing, modern fittings, en-suite bedrooms and much more. The house has been well maintained by the current owner who purchased the property in 2020 from the original owner and has since created attractive landscaped gardens and made a number of improvements to further enhance the property, including a new external oil-fired central heating boiler.



Approached by a right of way from a small village lane a large, graveled drive then leads to both 1&2 Town House Court with plenty of allocated parking and turning space. The front door then leads into a spacious and light reception hall with oak flooring and door to a ground floor cloak room. The main sitting room is an excellent size, and has full-length windows and doors to either end, wall lights and a large brick fireplace with fitted wood burner.



The kitchen family room is a lovely space to both cook and relax and has a limestone tiled floor with underfloor heating. At one end there are fitted units on three walls a central workstation, oak worktops, a sink, built in dishwasher, enough space for an American style/fridge freezer and Nexus range style cooker. There are then glazed doors to a kitchen garden as well as a good-sized dining area and an attractive bay with exposed timbers and direct access to the gardens. A useful utility room then completes the ground floor space and includes cupboards, a sink

and space and plumbing for a washing machine and tumble dryer.

From the hall a staircase leads up to a partial galleried landing with access to an airing cupboard with pressurized hot water system. There are then four very comfortable bedrooms including a sumptuous master suite with en-suite shower room as well as a separate guest suite with its own en-suite. The remaining bedrooms are then supported by a family bathroom.

Outside

Adjoining the house on one corner is a very large garage almost (30' x 18') with space for a workshop area as well as two cars. The gardens then lie to the sides and rear and are beautifully landscaped with lawn with patio areas, a pergola, well stocked floral borders and a courtyard garden at the side.

Services and Considerations

Mains electricity and water.

Drainage to a shared system managed by Welsh Water

Oil fired central heating

Tenure freehold

EPC Rating C 71/87

Council Tax Rating F

Mobile coverage TBC / Broadband TBC

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.



Reception hall leading through to sitting room and kitchen/living/dining area





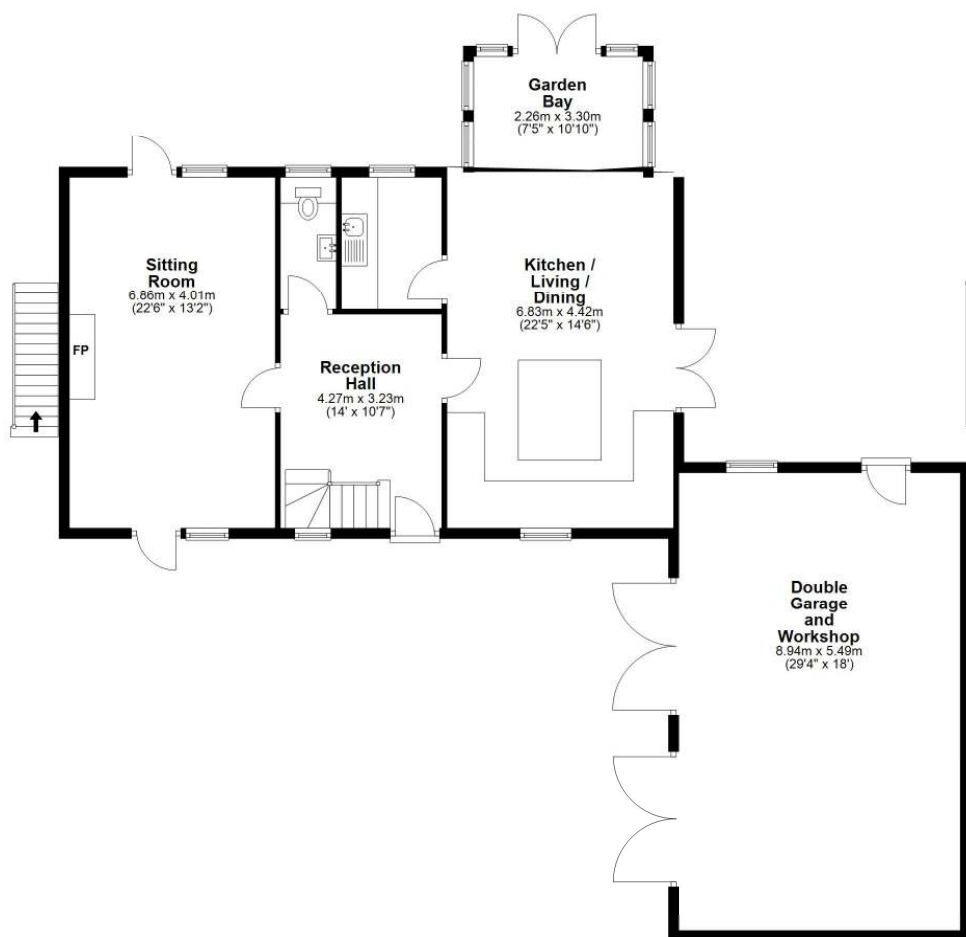


Landing leading up to bedrooms and shower room

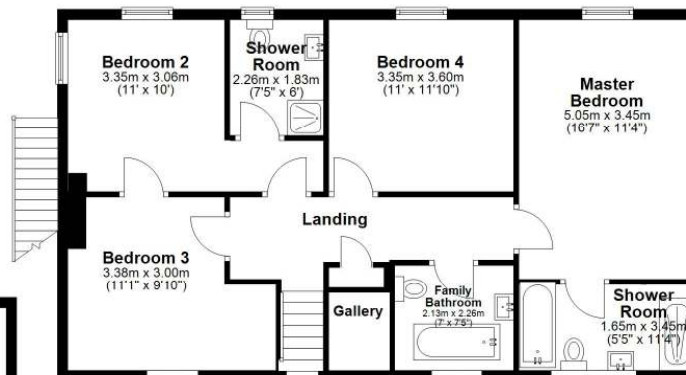




Ground Floor



First Floor



Directions

What3Words ///riskiest.door.violinist
From Hereford take the A465 towards Abergavenny and after leaving the city, turn right onto the B4349 to Clehonger, Madley and Kingstone. Proceed straight through Clehonger towards Madley, and in the centre of the village turn right at the crossroads. Take the second entrance on the right and 2 Town House Court will be found on the right-hand side.

Total area: approx. 221.2 sq. metres (2380.6 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.

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