

Springwood Cottage Madley, HR2 9NX
Guide price £405,000



Character & Country

PROPERTY SPECIALISTS



Springwood Cottage Madley, HR2 9NX

Guide price **£405,000**

Council Tax Band: **E**

A deceptively spacious detached country cottage with 17th century origins situated in the hamlet of Shenmore and enjoying lovely rural outlooks

SITUATION AND DESCRIPTION

Conveniently situated approx. 7 miles to the south west of Hereford, Shenmore is readily accessible both to Hay on Wye 14 miles approx and Hereford with local amenities in the nearby villages of Madley 1 mile, Kingstone 5 miles, Peterchurch 4 miles and Clehonger 7 miles approx.

The property sits alongside a quiet single track council maintained roadway serving a handful of properties in the small hamlet that makes up Shenmore and enjoys a peaceful location with gardens adjoining one neighbouring garden and farmland/orchards to the rear. There are delightful views to the front of the property across the Golden Valley towards Blakemere Hill Wood, Stockley Hill and beyond.

The property itself comprises a well maintained brick built painted cottage with double glazing and oil central heating, and now offers scope to be upgraded and modernised. Sitting within pretty and mature gardens and grounds with a lovely private gravelled sun terrace, the property also has a large parking and turning area leading to a detached double garage. Adjacent to this is a further garden area.

In more details the property comprises

CANOPY ENTRANCE PORCH

With front door to

RECEPTION HALL

Forming part of the original section of the property with exposed ceiling timbers, cupboard with hanging rail and shelving, two windows to front elevation, double panelled radiator, stairs to first floor. Arch to small inner lobby and door to

UTILITY ROOM

With floor mounted Worcester Danesmore 20/25 oil fired central heating boiler, tiled floor, obscure glazed window to front elevation and window to side elevation, built in cupboards, space and plumbing for automatic washing machine and drier.

From the inner lobby steps up and door to

CLOAKROOM

Fitted with a coloured suite comprising low level WC and pedestal wash hand basin. Single panelled radiator. NB – there is sufficient space within the room to reconfigure and add a shower if required and subject to any necessary consents.

From the entrance hall, door to

KITCHEN

Fitted with a range of wall and base units incorporating double drainer stainless steel sink units with mixer tap over, tiled splash backs, AEG two ring LPG hob, electric Zanussi oven, double glazed window to rear elevation, double panelled radiator, under stairs storage cupboard, part glazed door to

REAR ENTRANCE HALL

With door to rear gardens

DINING ROOM

With doors from the entrance hall and kitchen. Recessed display shelving, window to side elevation, two double panelled radiators, wall light points, French doors to gravelled sun terrace.

Part glazed door to

SITTING ROOM

With windows to front, side and rear elevations, four double panelled radiators, wood burning stove in tiled hearth, wall light points.

FIRST FLOOR LANDING

With loft access point (loft is boarded with light), shelved cupboard, single panelled radiator. Doors to

MASTER BEDROOM

Windows to front and rear elevations enjoying lovely far reaching rural views, second loft access point, wall light points two double panelled radiators.

BATHROOM

Fitted with a suite comprising low level WC, pedestal wash hand basin, panelled bath, shower in cubicle, double panelled radiator, two obscure glazed windows to rear elevation, medicine cabinet, extractor and tiled walls.

BEDROOM TWO

Built in wardrobe with hanging rail and shelving, two windows to front elevation with lovely views, double panelled radiator and wall light points.

BEDROOM THREE

Storage cupboard with recently fitted hot water cylinder, shelving, single panelled radiator, fitted shelving and wall mounted cupboard, wall light points, windows to front and side elevations with views.

OUTSIDE

The property is approached from the council maintained roadway over a sweeping driveway and turning area providing parking for approximately five or six vehicles and in turn leading to a

DETACHED DOUBLE GARAGE

With power and light. Electronically controlled roller door. Shelving.

THE GARDENS

To the side is a useful area for gardening and utensil storage, with patio, raised lawned area, raspberry canes, compost bin and garden storage, water storage collection tank, BBQ and mature cherry tree.

To the rear of the property is a gravelled sun terrace and a private raised lawned garden, surrounded by mature trees and shrubs, with floral beds and borders. A pathway leads around to the side of the property with a useful timber shed, woodstore, oil storage tank, bin storage area and gated access to the roadside. Exterior lighting and cold water tap.

SERVICES

We are informed by the vendors that the following services apply – mains electricity, oil central heating, private drainage (septic tank), LPG

LOCAL AUTHORITY

Council Tax Band - E

FLOOD RISK

Low

<https://check-long-term-flood-risk.service.gov.uk/postcode>





DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



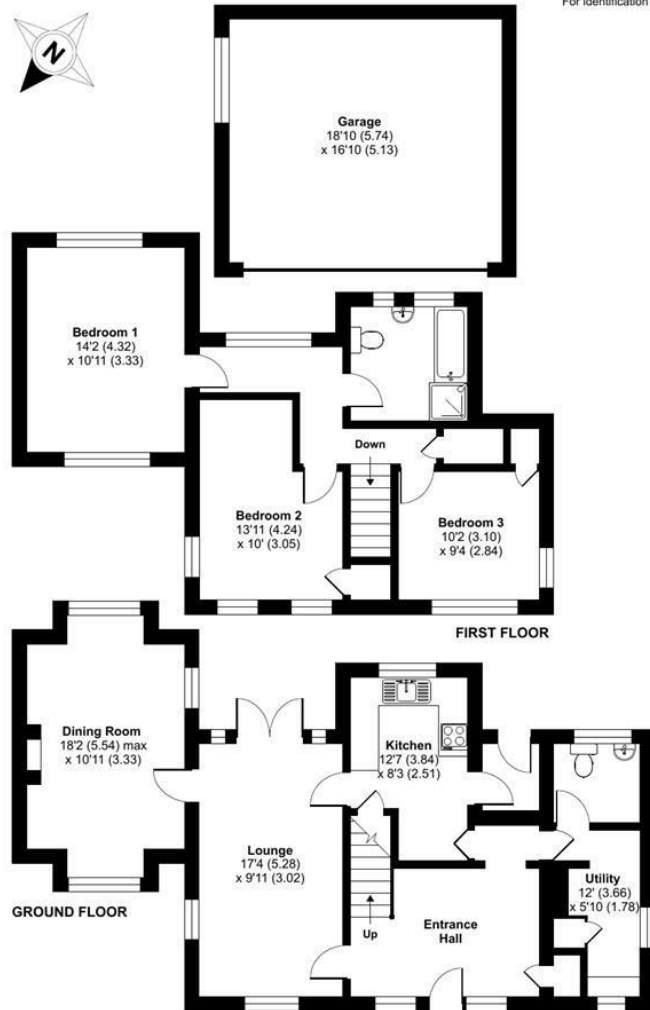
Springwood Cottage, Madley, Hereford, HR2

Approximate Area = 1343 sq ft / 124.7 sq m

Garage = 323 sq ft / 30 sq m

Total = 1666 sq ft / 154.7 sq m

For identification only - Not to scale



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- WELL PRESENTED WITH SCOPE TO UPGRADE AND IMPROVE
- ENTRANCE HALL, DINING ROOM, SITTING ROOM, KITCHEN, UTILITY, CLOAKROOM
- THREE BEDROOMS AND BATHROOM
- GARDENS ADJOINING NEIGHBOURING FARMLAND/ORCHARDS
- DOUBLE GARAGE AND PARKING FOR APPROX. FIVE OR SIX VEHICLES
- FULL FIBRE BROADBAND AVAILABLE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		92
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Character & Country. REF: 1153859