

Parkway Farm Brampton Road, Madley, HR2 9LX
Guide price £880,000



Character & Country

PROPERTY SPECIALISTS



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Council Tax Band: E

A generous and versatile period home believed to date back to the 16th century, offering spacious and immaculately presented 5 bedroom versatile accommodation with glorious gardens circa .7 acre TBV, period features, and a lovely rural edge-of-village setting.

SITUATION & DESCRIPTION

Parkway Farm enjoys a semi-rural setting on the edge of Madley – a thriving and well-served village in the Golden Valley, approximately 7 miles from the city. The property sits tucked back from the road behind mature hedging and accessed via a five-bar gate, enjoying a countryside location while remaining highly accessible.

The village itself offers a range of amenities including a well-regarded primary school (rated Good by Ofsted), a convenience store/post office, recently reopened pub serving food (The Red Lion), active village hall, church, and a popular recreation ground with playing fields, tennis courts, and a cricket pitch. Just outside the village is The Comet, another pub serving food.

On the edge of the village, ideal for keen gardeners is Madley Plants, and the local golf course is a few minutes' away and open to non-members. To the rear of the property is Allensmore Nurseries. For animal lovers, the area is rich with dog walks and country footpaths.

Everyday needs are well covered – with Locks Garage also just a short drive away, known locally, very affectionately, as the "Fortnum & Mason of Herefordshire" thanks to its excellent farm shop, local produce, and quality essentials, everything from quails eggs and confit duck to central heating oil, tropical fruits and animal supplies! Meanwhile, Tesco, a GP surgery, and vets are all within easy reach on the western edge of Hereford, less than 15 minutes' drive.

The city of itself Hereford provides a comprehensive range of facilities, making it a convenient and appealing hub for those living in the surrounding countryside. It offers a wide selection of independent shops, high street stores, supermarkets, and a thriving food scene including cafes, pubs, restaurants, and local markets centred around the beautiful Cathedral, River Wye and numerous parks.

Cultural and leisure options include The Courtyard Theatre, a multi-arts venue with cinema, live performances, and exhibitions, as well as a choice of gyms, swimming pools, thriving private members tennis club, golf courses, and a modern leisure centre. The city is home to both Hereford Sixth Form College and Hereford College of Arts, and offers a strong mix of state and independent schools, including Hereford Cathedral School and Haberdashers' Monmouth Schools within commuting distance. Hereford is also home to NMITE (New Model Institute for Technology and Engineering) – a pioneering higher education institution offering practical, industry-focused engineering degrees.

Medical needs are well covered with Hereford County Hospital, several GP practices, dental surgeries, and a range of complementary health clinics. The city also has a mainline railway station with regular services to Cardiff, Birmingham, and London Paddington, making it a practical choice for commuters and those seeking access to the wider region.

There is easy access via the A465 and A49 to the M50 at Ross-on-Wye (approx. 14 miles) and the M5 at Worcester (approx. 32 miles), connecting easily to the wider Midlands, South Wales, and South West motorway networks. . Daily bus services connect the village to Hereford and surrounding areas.

For those working from home, the property is connected to Sky full fibre broadband (speeds up to 900 Mbps, subject to provider), and security is well thought out with a solid oak front door, secure locks, and an intruder alarm.

The setting is peaceful but not isolated – ideal for those who want the calm of the countryside without sacrificing convenience.

THE PROPERTY

Parkway Farm blends centuries of history with practical, family-friendly space. The original part of the house is believed to date back to the 16th century, featuring oak framing and classic architectural lines. This was extended with a Victorian addition, and again more recently to create a large fifth bedroom and utility space using modern brick and green oak. The house now offers over 2,700 sq ft of well-balanced accommodation across two floors.

A central entrance hall, cleverly designed with a utility room and WC off, (ideal for children returning from school or hobbies to remove dirty clothing and shoes, or after dog walking) gives access to the kitchen/breakfast room, the study and dining room. The large beamed sitting room with an inglenook fireplace and inset woodburner – perfect for cosy evenings is accessed via the dining room which has a superb original cooking range. The study/snug is ideal for home working or quiet reading.

The kitchen is fitted in a traditional style, with warm pine units, an AGA, tiled splashbacks, a plate rack, and deep Belfast sink. The conservatory connects beautifully with the garden and provides a light-filled space for entertaining or relaxing.

Upstairs are five bedrooms plus a large family bathroom with bath and separate shower. Bedrooms 2 and 3









are both good doubles, while Bedroom 4 offers flexibility as an office, dressing room, or nursery. Bedroom 5 has a height restricted access via Bedroom 2 but a separate external access hence could be adapted as a letting room ideal for Air BnB to generate an income or possibly for a teenager wanting independence.

Outside, the garden is laid mainly to lawn with a variety of fruit trees, a vegetable patch, and a patio for outdoor dining. The garden is private, enclosed, and bordered by mature hedging and open farmland. In total the gardens and grounds are approximately three quarters of an acre TBV.

SERVICES

Mains water, gas and electric. Gas fired central heating with Worcester combi boiler. Private drainage.

LOCAL AUTHORITY

The Herefordshire Council 01432 260000. Council Tax band E.



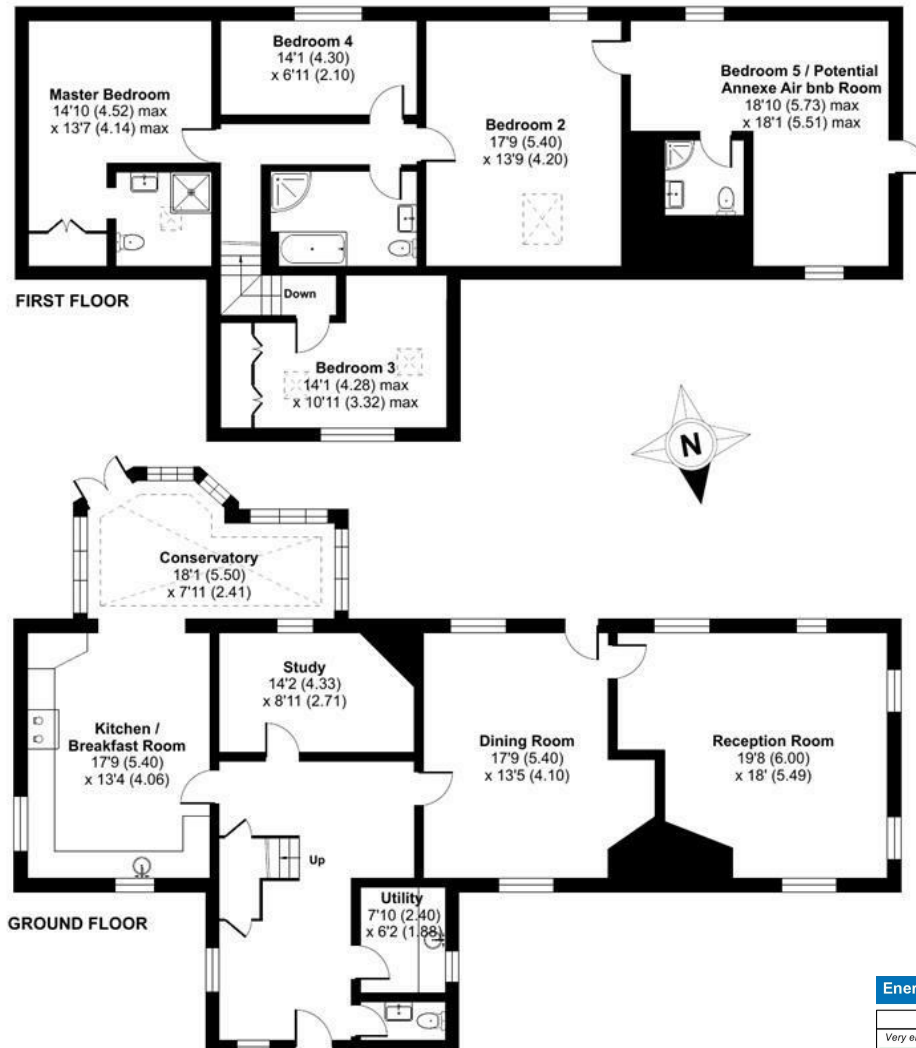




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Approximate Area = 2743 sq ft / 254.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Character & Country. REF: 1277944



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- **SPACIOUS CHARACTER HOME OF APPROX. 2,743 SQ.FT.**
- **FIVE BEDROOMS, INCLUDING A LARGE PRINCIPAL SUITE**
- **THREE RECEPTION ROOMS PLUS HOME OFFICE/STUDY**
- **TRADITIONAL COUNTRY KITCHEN WITH AGA AND WALK-IN PANTRY**
- **BEAMED SITTING ROOM WITH INGLENOK FIREPLACE AND LOG BURNER**
- **LIGHT-FILLED CONSERVATORY OPENING ONTO THE GARDEN**
- **STYLISH OUTDOOR ENTERTAINING AREA WITH POOL, SEATING AND STORAGE**
- **KITCHEN GARDEN, 'MAN CAVE', AND SCREENED UTILITY SHEDS**
- **GENEROUS GATED DRIVEWAY AND SUPERB OAK-FRAMED DOUBLE CARPORT**
- **PEACEFUL VILLAGE-EDGE SETTING WITH FAST FIBRE BROADBAND AND EASY ACCESS TO HEREFORD, M50 & M5**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	