

Upper Spring House Tyberton, Madley, HR2 9PT

Guide price £600,000



Character & Country

PROPERTY SPECIALISTS



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Council Tax Band: F

A deceptively spacious four bedroom semi detached barn conversion with beautiful exposed timbers, extensive parking, garage and car port and fully enclosed rear gardens

SITUATION AND DESCRIPTION

Upper Spring House is situated in the hamlet of Tyberton which lies in Herefordshires Golden Valley. It is within easy reach of both the Cathedral city of Hereford, 9 miles and the world renowned literary market town of Hay on Wye, 13 miles. With local amenities in Madley 2.7 miles and Peterchurch 3 miles.

The property is approached off a gravel driveway which serves two other properties and offers parking for approximately 8 cars. Beyond is an excellent 4 bay barn offering parking. It stands in manageable and well presented gardens.

Hereford offers a comprehensive range of services and amenities, with educational, medical, shopping and recreational facilities including The Old Market shopping and cinema complex, The Courtyard theatre, Church St with its boutique shops, The Left Bank and cluster of restaurants and cafes alongside the River Wye.

Main line railways stations are available at Hereford and Abergavenny 23 miles and the motorway network via the A40/M50 to the midlands, M4 into Wales and M4/M5 and beyond. Newport 41 miles, Cardiff 52 miles, Birmingham 65 miles, Cheltenham and Gloucester 44 and 37 miles, London 135 miles approx.

This beautiful area is renowned for its picturesque scenery, its footpath and bridleway networks providing for hillwalking, rambling and horse riding into the forest and woodlands close by.

THE PROPERTY

The property itself is a semi detached deceptively spacious traditional mellow red brick barn conversion dating back to 1857 with many exposed timbers, vaulted ceilings, elegant half moon windows and lots of natural light due to its design, with floor to ceiling windows to several of the rooms. In more details the property comprises

ENTRANCE HALL

A lovely light and bright room with decorative tiled floor, glazed double doors and windows to front elevations, single panelled radiator, stairs to first floor and door to

WC

With low level WC, wash hand basin, radiator, extractor, wood panelling and door to snug (hence could easily be used as a ground floor ensuite guest room if required).

SNUG

Again, a light and bright room, with large windows overlooking the beautiful rear gardens and blurring the boundaries between inside and out. Glazed double doors to the garden, exposed wall and ceiling timbering, oak floor, original cast iron decorative radiator, a lovely Moroccan themed room and known affectionately as the Majlis.

From the entrance hall, access to the beautiful light and spacious

SITTING ROOM

With windows to both front and rear elevations again giving a feeling of space and light, with the gardens being a part of the room, glazed doors to rear garden, log burning stove, TV point, exposed timbers, fitted shelving, two double panelled radiators, glazed doors and windows overlooking the entrance hall again creating a feeling of roominess and comfort.

KITCHEN BREAKFAST ROOM

A lovely room with a stone floor, glazed door from the front garden, double panelled radiator, window to front elevation, exposed beams and fitted with a range of base units incorporating ceramic double bowl sink unit, LPG Classic Deluxe range cooker with 5 ring hob and extractor hood over, recessed ceiling spot lighting, deep pantry cupboard, shelving and space for fridge freezer.

Door off to

UTILITY ROOM

Fitted with a range of units incorporating space and plumbing for automatic washing machine, Belfast sink with mixer tap over, wooden work surfaces, window to rear elevation, floor mounted Worcester oil fired central heating boiler, stone floor and door to garden with medium sized dog flap!

From the entrance hall open tread stair case leads to a delightful

GALLERIED LANDING

A useful room in itself this could be used as a snug, occasional bedroom or study, is filled with light and has a cosy feel due to its wealth of exposed wall and ceiling timbers. There is ample room for a sofa or desk, windows to front elevation, attic storage and a double panelled radiator. Door off to

BEDROOM THREE

With window to rear elevation and a wealth of exposed wall and ceiling timbers, along with exposed brickwork again creating a very cosy environment.

INNER LANDING AREA

With airing cupboard and doors off to

BEDROOM FOUR/STUDY

With window to front elevation, single panelled radiator, shelving and exposed timbers.

FAMILY BATHROOM

With oak floor, window to rear elevation, low level concealed cistern WC, contemporary wash hand basin, panelled bath with mixer tap and shower over, ladder style towel radiator, oversize shower cubicle with glass doors

BEDROOM TWO

With two windows to the rear elevation, one a beautiful half moon window, attic storage and single panelled radiator.

MASTER BEDROOM

With two windows to the front elevation, feature half moon windows again, attic storage (also housing water tank), two double built in wardrobes, double panelled radiator and a wealth of exposed ceiling timbers. Door to

ENSUITE BATHROOM

Built in shower cubicle, window to side elevation, wash hand basin with mixer tap over, recessed ceiling spot lights, concealed cistern WC, tiled floor.

OUTSIDE

The property is approached from the council maintained roadway over a private drive serving this and two other properties. The driveway belongs to this property and is gravelled with a floral border to one side. Upon entering the courtyard area, there is a garage block immediately to the left.

GARAGE BLOCK AND PARKING ARRANGEMENTS

The garage building and half of the courtyard is in the ownership of Upper Spring House however there is an historic right for Spring House to park one vehicle in one of the spaces (please ask for details). There is a garage with doors and a further area which could be opened up to provide direct access. Adjacent is an open fronted car port with log storage to the rear. There is parking for 8 vehicles both under cover and immediately in front of the house. There is power and light and this building could easily be used for alternate purposes as a studio/store etc subject to any necessary consents. A sinking fund is in place for the maintenance of the driveway which has healthy balance for any future repairs required.





THE GARDENS

The front gardens are beautifully maintained and in a cottage style with planting, trees and shrubs, an ornamental pool and low maintenance gravelled seating areas adjoining the main entrance. There is parking for two vehicles immediately to the front of the property.

The rear gardens form a very special feature to the property being fully enclosed and very private and secluded. There is a covered area from the back door by the utility and both a wood store and gas bottle store .

The gardens are designed both for ease of maintenance and privacy, with paved and gravelled areas and pathways, a covered seating area, delightful mature planting including a mature ornamental cherry and roses. There is a useful garden shed, exterior lighting and cold tap. Concealed oil tank.

The gardens are fully enclosed, secure, dog and child proofed.

SERVICES

Mains electricity, water, septic tank drainage shared with one neighbouring property, oil fired central heating, LPG gas for cooking. Superfast broadband available.

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.







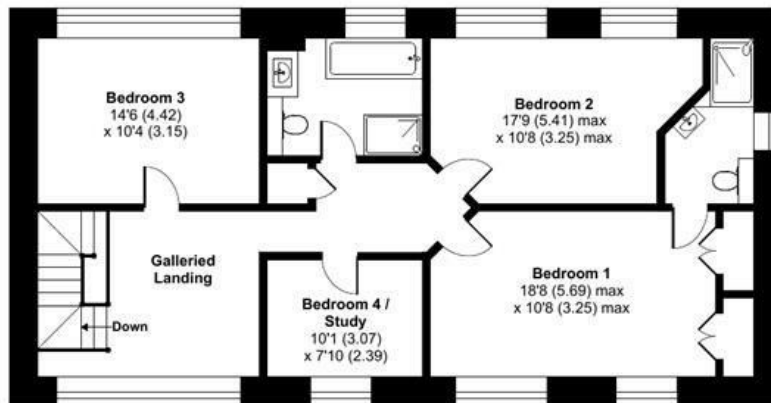
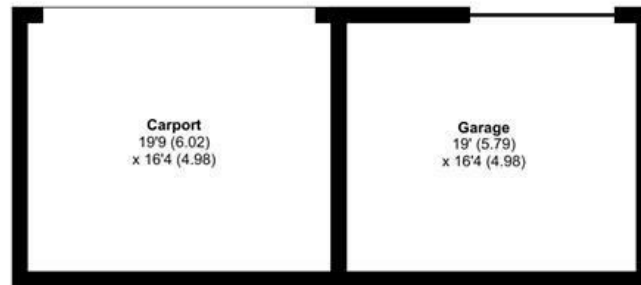
Tyberton, Madley, Hereford, HR2

Approximate Area = 2106 sq ft / 195.6 sq m

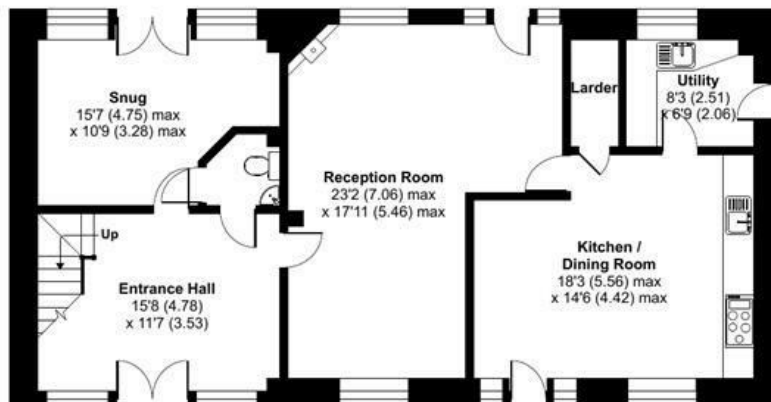
Garage = 310 sq ft / 28.7 sq m

Total = 2416 sq ft / 224.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Character & Country. REF: 1176463



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- Wealth of character features including half moon windows and exposed timbering
- Large kitchen breakfast room with pantry cupboard, separate utility room
- Spacious and light accommodation with three reception rooms
- Fully enclosed rear gardens designed for ease of maintenance
- Four bedrooms, master with ensuite and family bathroom
- Delightful landing providing a second sitting area overlooking the garden and courtyard
- Garage and storage, car port and extensive parking facilities
- Please see links and video tours for more information

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	