



## OLD FORGE

MADLEY, HEREFORD HR2 9PH

£399,950  
FREEHOLD

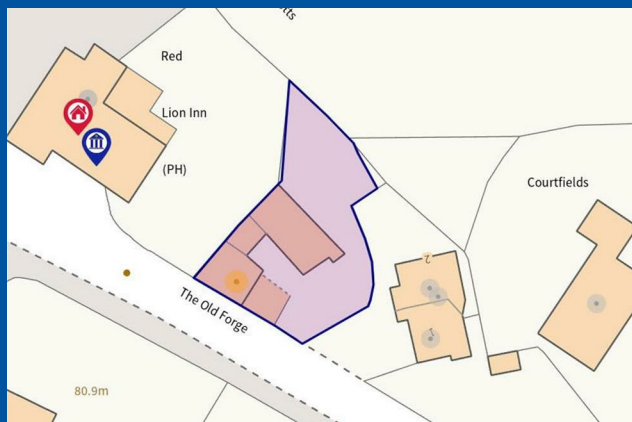
Situated in the popular village location of Madley, a charming three bedroom detached cottage. With fantastic character throughout with exposed wooden beams, feature wood burning stove with brick surround. The property which offers spacious ground floor living, three bedrooms to the first floor (one en-suite and one toilet) also benefits from garage & carport, ample driveway parking and rear garden offering fantastic countryside views. A viewing is highly recommended.





# OLD FORGE

- Three bedroom detached cottage
- Popular village location
- Spacious living accommodation to the ground floor
- Must be viewed!
- Garage, carport, driveway & garden
- Fantastic countryside views



## Full Description

Situated in the popular village location of Madley, a charming three bedroom detached cottage. With fantastic character throughout with exposed wooden beams, feature wood burning stove with brick surround. The property which offers spacious ground floor living, three bedrooms to the first floor (one en-suite and one toilet) also benefits from garage & carport, ample driveway parking and rear garden offering fantastic countryside views. A viewing is highly recommended.

## Ground floor

With entrance door leading into

## Entrance porch

With tiled floor, velux window, radiator, space for coat and shoe storage, recess spotlights and doors into

## Downstairs bathroom

A modern three piece suite comprising bath with mains fitment shower head over, low flush w/c, pedestal wash hand basin, heated towel rail, double glazed window, velux window, fully tiled floor and surround and recess spotlights.

## Lounge/dining room

A snug and cosy lounge area with wooden flooring, window to the front aspect, radiator, three wall lights, a feature woodburning stove with brick surround and tiled hearth, exposed beams and timbers, door leading to stairs to the first floor and an opening into a small library space with double glazed window and ample space for bookshelves or as a reading nook. Dining space with wooden flooring, three wall lights, radiator, bi-folding doors leading out to the rear patio area and door into the

## Inner hallway

With tiled floor, opening into the kitchen, steps down to the utility, door leading to a staircase up to the third bedroom and door into a large pantry/storage cupboard.

## Kitchen

A modern fitted kitchen with fitted base units with ample work surface space over and tiled splash backs, breakfast bar, one fitted wall unit and a further fitted unit with space for American fridge/freezer, a range style cooker with gas hob and electric oven, 1 1/2 bowl sink and drainer unit, integrated dishwasher, two windows and opening into the

## Family room

With fitted carpet, radiator, feature exposed beams, two ceiling light point, double glazed windows and velux window, feature log effect electric fireplace and door out to the garage.

## Utility room

With work surface space, under counter space for washing machine, space for a tumble dryer, Belfast sink, radiator, double glazed window, wall mounted gas central heating boiler, useful understair storage cupboard and door to the rear garden.

## Stairs from the living room lead up to the

## First floor landing

With carpet, ceiling light point, tunnel light and doors to

## Bedroom 1 with en-suite

With fitted carpet, two radiators, feature ceiling light, dual aspect double glazed windows to the front and with countryside views to the rear, ample space for wardrobes and door into the En-suite shower room. With low flush w/c, wash

hand basin, fitted shower cubicle with bifolding door, velux window, extractor and an illuminating mirror with integrated shaving point, tiled surround and feature beam.

### **Bedroom 2 with W/C**

With fitted carpet, ceiling light point, radiator, dual aspect windows to the front and with countryside views to the rear and opening into the Toilet with low flush saniflow toilet, wash hand basin with storage below, illuminating mirror over and tiled splashback, recess spotlights, extractor and heated towel rail.

### **A staircase leads from the inner hallway to**

### **Bedroom 3**

With fitted carpet, radiator, ceiling light point, double glazed window to the rear aspect with beautiful countywide views, wall light, and staircase leading up to the

### **Study area**

With fitted carpet, double glazed window, space for a desk area or a single bedroom, an access door then leads into a large attic room perfect for storage.

### **Outside**

To the front, a tarmac driveway providing off road parking for several vehicles with access to the front door, rear access gate, carport and garage. The garage with double wooden doors and a door into the family room, window and velux window, lighting and power, workbench, small mezzanine storage area. There is an area of stone with a border of ornamental plants and shrubbery. To the rear a fantastic paved patio area with steps leading to a further raised patio area perfect for taking in the afternoon/evening sun and fantastic countryside view. There is an area of lawn bordered

by an array of ornamental plants and shrubbery. A stoned area leads to the rear access gate with useful outside shed, there is also a useful outside tap. There is a smaller raised patio area perfect for morning coffee or an evening wine. Useful outside power points.

### **Services**

Mains water, electricity, drainage and gas are connected. Gas-fired central heating. Telephone (subject to transfer regulations). Outgoings-Council tax band D - £2,449 for 2025/2026 Water and drainage rates are payable. Viewings-Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455. Opening Hours Monday - Friday 9.00 am - 5.30 pm Saturday 9.00 am - 1.00 pm Money Laundering Regulations-Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

### **Directions**

Proceed south out of Hereford along Belmont Road, at the roundabout take the second exit onto the A465 (Abergavenny Road), take the right hand turning signposted for Clehonger/Madley, proceed through the villages of Clehonger & Eaton Bishop and upon entering the village of Madley, continue straight over the crossroads and the property is situated on the right hand side as indicated by the agents for sale board.

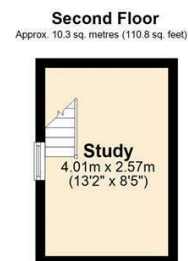
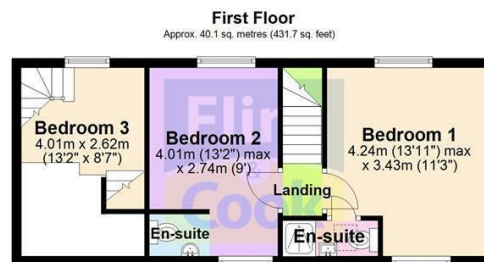
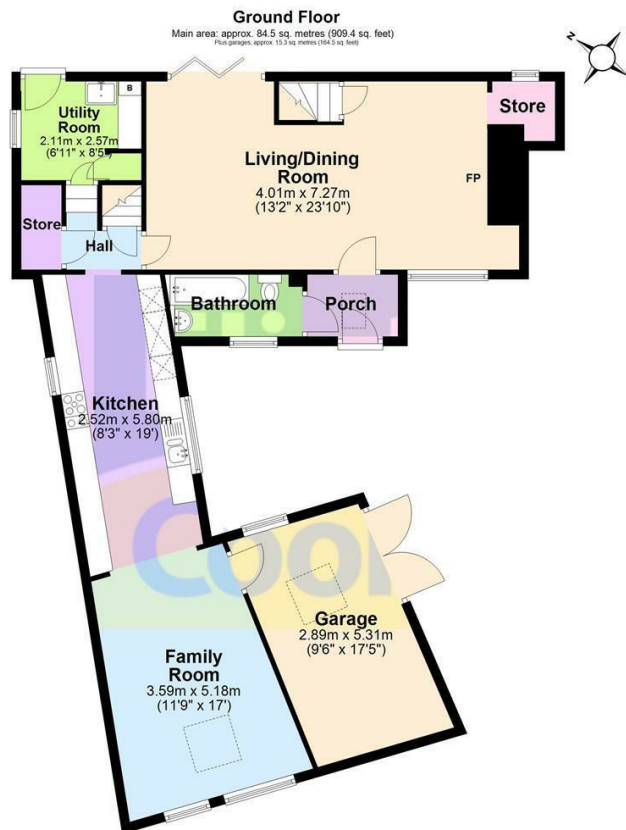
### **Agents note**

The property has the benefit of 7 owner solar panels to the front aspect.

## **OLD FORGE**







Main area: Approx. 134.9 sq. metres (1451.8 sq. feet)  
Plus garages: approx. 15.3 sq. metres (164.5 sq. feet)

**EPC Rating: D Council Tax Band:**



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | 75        |
| (55-68) <b>D</b>                            | 61                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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