



MADLEY, HEREFORD HR2 9PH

£485,000
FREEHOLD

Pleasantly situated in this popular village location, an impressive converted school house offering ideal family/retirement accommodation. The property, which has been tastefully finished throughout, has the added benefit of gas central heating, superb open plan lounge/dining room, master bedroom with en-suite and balcony, attractive south-facing rear garden, bespoke timber store shed/workshop/carport and we strongly recommend an internal inspection. The popular village of Madley is within easy driving distance of Hereford City centre and there is also a range of amenities including primary school, church, shop, tennis club, 9-hole golf course and daily bus services. In more detail, the impressive accommodation comprises:-



- Impressive converted former school house
- Superb open plan living room
- Master bedroom with en-suite & balcony
- Popular village location
- Must be viewed!
- Attractive south-facing rear garden



Full Description

Pleasantly situated in this popular village location, an impressive converted school house offering ideal family/retirement accommodation. The property, which has been tastefully finished throughout, has the added benefit of gas central heating, superb open plan lounge/dining room, master bedroom with en-suite and balcony, attractive south-facing rear garden, bespoke timber store shed/workshop/carport and we strongly recommend an internal inspection. The popular village of Madley is within easy driving distance of Hereford City centre and there is also a range of amenities including primary school, church, shop, tennis club, 9-hole golf course and daily bus services. In more detail, the impressive accommodation comprises:-

Reception Hall

Vaulted ceiling, window, ample storage and door through to the

Superb open-plan Lounge/Dining Room

Lounge area with exposed floorboards, radiator, double glazed windows to the front and side, feature open fireplace with hearth and display mantel over, recessed spotlighting. Dining area with tiled floor, radiator, carpeted staircase to the first floor and door to the

Kitchen/Breakfast Room

Tiled floor, double bowl sink unit with mixer tap over, storage under and solid wood worksurfaces, radiator, space for appliances, exposed brickwork, recessed spotlighting, space for breakfast table, double doors to

the rear patio and garden, LARGE UTILITY CUPBOARD (also housing the gas central heating boiler) and door to the

Downstairs Cloakroom

Tiled floor, low flush WC, pedestal wash hand-basin, decorative wall.

Master Bedroom

A light and airy room with fitted carpet, range of built-in wardrobes, Velux-style roof light and double doors onto the BALCONY enjoying a fine outlook across the rear garden and door to the EN-SUITE SHOWER ROOM with suite comprising corner shower cubicle, pedestal wash hand-basin, low flush WC, tiled floor, Velux-style rooflight and radiator.

A feature carpeted staircase leads from the Dining

Split Landing 2

Ideal potential to be a useful work-from-home study space and door to the

Bathroom

With free-standing roll-top clawfoot bath, large shower cubicle, wash hand-basin, low flush WC, tiled floor, Velux-style rooflight and radiator.

Directions

Proceed south out of Hereford City on the A465 Abergavenny Road, turning right for Clehonger and follow the signs to Madley. Proceed through the centre of the village, passing the school on the left and The Old School is then on the left hand side. What3words - driven.synthetic.airliners

Split Landing 1 with door to

Bedroom 2

Fitted carpet, radiator, ample space for wardrobes, exposed timbers, high level window and further Velux-style rooflight.

Bedroom 3

Fitted carpet, radiator, exposed timber and Velux-style rooflight.

Outgoings

Council tax band E - payable 2024/25 £2816.77 Water and drainage - metered supply.

Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Feature entrance door through to the

Services

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating.

Outside

To the front of the property there is a lawned garden with pathway leading to the main entrance door. A drive to the side leads up to a pair of feature double gates opening onto a drive providing parking for at least 2 vehicles and also having access to the BESPOKE DETACHED TIMBER WORKSHOP/CARPORT with power and light points, ample storage space, windows to the side, range of doors and covered carport/entertaining

space with concrete floor. To the immediate rear of the property, there is an entertaining space laid to chippings - perfect for table and chairs, which then leads onto the attractive rear garden which is laid to lawn and bordered by a variety of flowers and shrubs and well enclosed to maintain privacy. The south-facing garden forms a special feature of the property and really needs to be seen to be fully appreciated!

Money laundering regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.





The Old School, Madley, Hereford



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: C Council Tax Band:

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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