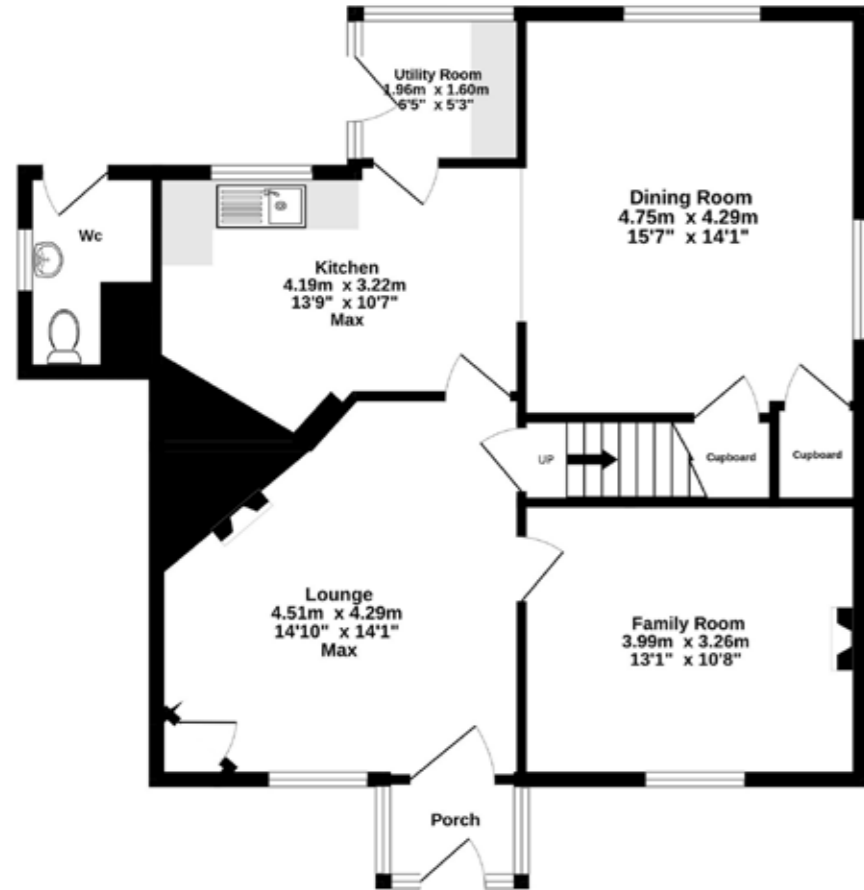
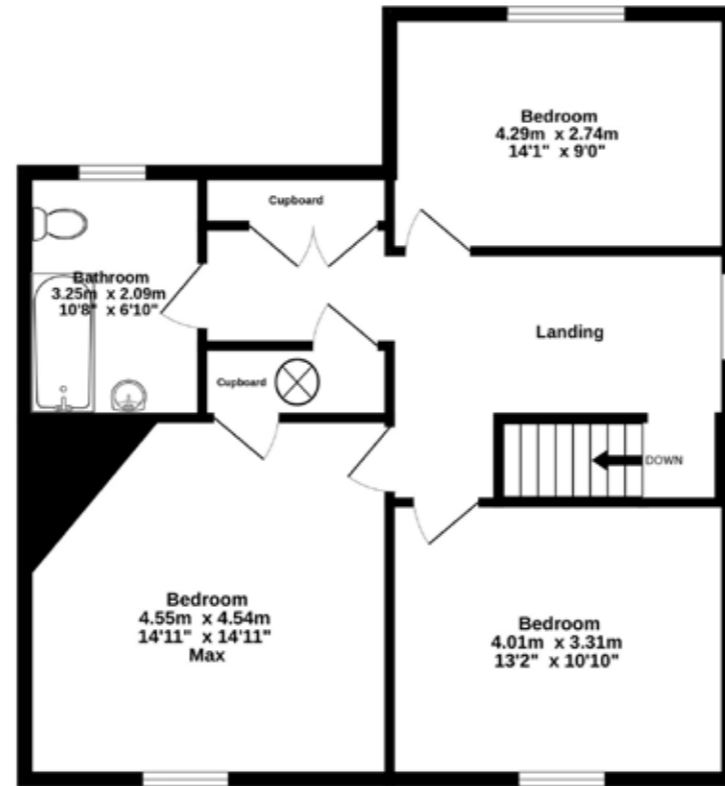




Ground Floor  
72.4 sq.m. (779 sq.ft.) approx.



1st Floor  
65.0 sq.m. (700 sq.ft.) approx.



TOTAL FLOOR AREA: 137.4 sq.m. (1479 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## BAGE MILL FARMHOUSE

Lulham  
Madley  
Herefordshire  
HR2 9JP

Guide Price:  
Offers in the region of  
£475,000

- Three bedroom detached dwelling in need of modernisation
- 3 acres of gardens and grounds
- Beautiful tranquil situation



MORRIS  
BRICKNELL

### SITUATION

Bage Mill is set in a tranquil location approximately half a mile north from the popular village of Madley, it is 7 miles to the west of the cathedral city of Hereford, and 15.4 miles east of the famous market town of Hay on Wye. The property is conveniently located offering good accessibility to all amenities but balancing that with the peaceful surroundings of the former water mill.

### DESCRIPTION

Bage Mill extends to a three-bedroom detached dwelling, including 1.93 acres of gardens, streams and grounds. The property is highly unique in nature and offers an abundance of potential.

The house has all the fundamentals of a spacious home with good room sizes and layout, it is in need of renovation and modernisation but will no doubt become a superb family home.

Bage Mill Farmhouse is sat on an area of approximately 1.93 acres, of which 1.35 acres is woodland, 0.33 acres is grassland bordered by streams and the balance is curtilage and gardens of the house. The property features streams which are present year round and offer wonderful wildlife and habitat potential, as well as create the most tranquil setting.



## ACCOMMODATION – BAGE MILL FARMHOUSE

### Porch

Stone floor, wUVC double glazed windows to side and rear of property, leading to kitchen and reception room.

### Kitchen

Electric cooker, base units with stainless steel double draining sink, window to side of property, large radiator, open to:

### Living Room

Double aspect with windows to front and side, generous proportions, with storage cupboard.

### Front Entrance Hall

Window to side of property, stone fireplace, and original front door.

### Sitting Room

Fireplace, and window to side of property.

### Upstairs

#### Landing

Useful airy space

#### Bedroom 1

Double bedroom with window to side of property.

#### Bedroom 2

Double bedroom with window to rear of property.

#### Bedroom 3

Double bedroom with window to side of property.

### Bathroom

Bath, WC, pedestal wash hand basin.



## OUTSIDE

### Outbuildings

The property has a range of small outbuildings including a brick and tile workshop/potting shed, outside WC, and a garage.

### Gardens & Grounds

The property benefits from circa 1.93 acres of grounds including woodland, streams and grassy areas.

### Adjacent Cruck Barn

The Grade 2 listed Cruck Barn with planning permission for a 4 bedroom dwelling with circa 4 acres is available separately.



## ACCESS

The property has an established entrance from the roadside, offering suitable visibility onto the roadside in both directions. The Barn would be sold with a separate entrance.

## SERVICES

The house has mains electricity, oil central heating, septic tank drainage but does not currently have a mains water supply. The property to date has always been served from a natural spring located in the property boundary which has never failed to the knowledge of the buyers. It is anticipated that a mains connection to this property would be straightforward, but buyers are to make their own enquiries with Welsh Water.

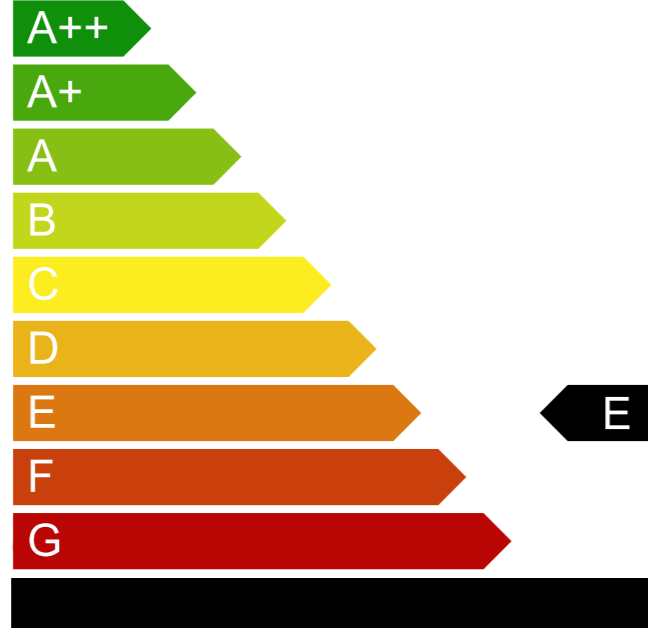
## TENURE

Freehold with vacant possession upon completion of sale.

## EPC

EPC Rating Bage Mill: E

Energy performance certificate (EPC)	
Bage Mill Lulham Madley HEREFORD HR2 9JP	Energy rating <b>E</b>
Valid until:	22 April 2034
Certificate number:	4701-5914-5002-1524-0206



## DIRECTIONS

If coming from Hereford direction, when in Madley, turn left after the Red Lion pub sign posted Bridge Sollars, past the new housing development on your left, proceed on this road for 0.5 miles and Bage Mill Farmhouse is situated on your right hand side, and will be indicated by the Agent's "For Sale" board.



minivans.skewing.lands

## MONEY LAUNDERING REGULATIONS

To comply with money laundering regulations prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your co-operation in order that there is no delay in agreeing the sale.

## WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves, and rights of way both declared and undeclared.

## LOCAL AUTHORITIES AND PUBLIC UTILITIES

### Herefordshire Council

Plough Lane,  
Hereford, HR4 0LE

### Welsh Water Dwr Cymru

Pentwyn Road, Nelson, Treharris,  
Mid Glamorgan, CF46 6LY

### National Grid

Vincent Carey Road,  
Hereford, HR2 6LB

## SITE PLANS

The plans included in the sale particulars are for identification purposes only and may have been reduced in scale to assist with printing.

## HEALTH & SAFETY NOTICE

Prospective Purchasers should take all necessary care when making an inspection including wearing suitable clothing. Viewings are taken solely at the risk of those who view and neither the Agents nor the owners of the property take responsibility for any injury however caused. The Agents advise particular care is taking when inspecting the Cruck Barn due to low door-frames.

## VIEWINGS

Strictly by appointment with the Agents.

### Ellie Watkins of Watkins Rural

Tel: 07528 313013

Email: ellie@watkinsrural.co.uk

### Morris Bricknell

30 Gloucester Road,  
Ross on Wye, HR9 5LE

Tel: 01989 768 320

Email: info@morrisbricknell.com

Website: www.morrisbricknell.com

## IMPORTANT NOTICE

Watkins Rural and Morris Bricknell for themselves as Agents, and for the Vendor of this property, give notice that: i) These particulars are not an offer or Contract, nor part of one ii) They are intended to give a fair description of the property, but The Agents nor the Vendor accept responsibility for any error they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness iii) The Agents, nor any of their employees, have any authority to make or give any further representation or warranty in relation to this property iv) The Agents have not tested any apparatus, equipment, fixtures, fittings or services, so cannot verify that they are in working order or fit for the purpose. v) You are advised to check the availability of any property before travelling any distance to view.



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WATKINS RURAL  
Chartered Surveyors & Agricultural Valuers





[ellie@watkinsrural.co.uk](mailto:ellie@watkinsrural.co.uk)  
[www.watkinsrural.co.uk](http://www.watkinsrural.co.uk)  
Lower Llangunock, Three Ashes,  
Herefordshire, HR2 8LX

  
**WATKINS RURAL**  
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**MORRIS  
BRICKNELL**

[info@morrisbricknell.com](mailto:info@morrisbricknell.com)  
[www.morrisbricknell.com](http://www.morrisbricknell.com)  
Stroud House, 30 Gloucester Road,  
Ross-on-Wye, Herefordshire, HR9 5LE