



Fields Place
Canon Bridge | Madley | Hereford | Herefordshire | HR2 9JG

STEP INSIDE

Fields Place

This wonderful six bedroomed Grade II Listed country residence is set within approximately 1.2 acres of grounds, surrounded by the most beautiful green countryside just a few miles outside of Hereford.

The accommodation is exceptionally generous and full of period features throughout, having been lovingly upgraded by the current owners to a very high standard. To the ground floor you will find a grand dining hall, a sitting room with bay window overlooking the rear gardens, a drawing room, kitchen-breakfast room, utility, pantry and workshop with a large room above. To the first floor are six bedrooms and two very stylish and tastefully presented bathrooms.

The grounds include an in and out driveway, substantial mature gardens overlooking farmland and a 'hidden' grove to the west side of the property.

Location and situation

The property lies just over a mile north of the village of Madley, surrounded by quintessential Herefordshire countryside.

There are several nearby facilities in the village of Madley itself, including a primary school, a highly regarded village pub serving quality food, a village shop and a church.

The historic cathedral city of Hereford lies just a few miles away to the east, and offers a wide range of services, schools, shops and recreation facilities, with several quality places to eat in and around the city. Hereford also has a train station, from which trains to London, via Newport, can be accessed.

Step Inside

The owners of Fields Place have done a truly outstanding job of sympathetically updating the internal accommodation, whilst managing to retain an authentic sense of the atmosphere for the period in which the house was built.

You enter the house via a beautiful, warm and welcoming entrance hallway, with woodburning stove to the corner, exposed floorboards, ceiling timbers, a staircase leading down to the cellar and a window to the rear garden.

From the entrance hall, you walk through into a wonderfully bright lounge, which enjoys a lovely outlook to the rear gardens via a bay window. There is a woodburning stove set within a timber surround fireplace, exposed floorboards and beams, and fitted storage shelving and cupboards.

A small inner passageway from the lounge leads into what is perhaps the most impressive and unexpected rooms of the house;

a grand Georgian drawing room, with high ceilings and large sash windows to front and rear aspect. This is a wonderful space for entertaining guests, and also offers a large walk in storage cupboard and a separate staircase leading up to one of the larger bedrooms.

The farmhouse style kitchen lies to the opposite end of the house, and is exceptionally spacious, with room for a large breakfast or dining table. There are modern pastel grey units with oak work surfaces, a Rangemaster cooker and space for a fridge-freezer, with two windows looking out to the front gardens.

From the kitchen, a door leads to the rear lobby, with utility area, walk in pantry, a small workshop and cloak room with W.C and wash basin.

From the workshop, a staircase leads up to a very spacious room above, offering potential for a multitude of possible uses, such as a home gym, music studio or additional guest accommodation.

An attractive dark wood staircase from the entrance hallway leads to the first floor landing. From here, you have five very spacious bedrooms and two beautifully finished bathrooms.

To the west side of the first floor, you have a lovely double bedroom with double aspect windows and glorious views over the rear gardens and countryside beyond. In addition, you have access down to the drawing room via the second staircase and a walk in storage cupboard.

This bedroom gives access to the first bathroom, which is also accessible from the landing in a 'Jack and Jill' style. This beautifully upgraded bathroom features a roll top bath enjoying countryside views, as well as wash basin, W.C and two Victorian style radiators.

The second bedroom is equally impressive, with large bay window overlooking the gardens and views beyond, a cast iron feature fireplace and storage cupboard with shelving.

Continuing towards the east end of the first floor, you have an additional three spacious double bedrooms, each enjoying a front aspect over the garden pond and countryside beyond.

The second bathroom is a real wow factor, having been thoughtfully and tastefully upgraded, with a range of quirky and unique features. There is a large walk ins shower cubicle to the centre, W.C and bowl wash basin set within a rustic wooden unit. There are exposed floorboards and brick walls with wooden beams running through them.













SELLER INSIGHT

“From the moment you arrive at Fields Place, you are greeted by the peace and tranquillity of this magical setting—no road noise, just the gentle sounds of birdsong and the occasional deer wandering through the garden,” say the current owners of this stunning home set in the heart of the Wye Valley. “With breathtaking views stretching over the valley, this home offers a rare combination of seclusion and convenience, just seven miles from Hereford and a short drive to Hay-on-Wye.

This is the ideal home for everyday life and entertaining alike. “Day to day, the main bedroom with its large bow window is a personal favourite,” say the owners. “Waking up to the sight of the Wye Valley or falling asleep to the sound of owls calling at night almost makes it feel like living in a luxury hotel—a feeling only emphasised by the recent addition of a freestanding roll top bath in the bathroom! The house is spacious enough to sleep 12 with ease, so our home has been the hub for family celebrations over the past four years, from an 80th birthday party to Christmas festivities. Downstairs, one of the standout features of Fields Place is its spacious yet inviting farmhouse kitchen. We have hosted gatherings of 16 here with ease—it is a perfect space for relaxed entertaining, complete with a charming Hereford dresser, a big Rangemaster cooker, and brand new units. Guests always comment on how warm and welcoming it feels. The drawing and dining rooms provide even more space for entertaining, while the expansive patio, firepit, and barbecue area make summer evenings truly special. Indeed, the generous garden is our pride and joy—during our time here, we have established a thriving vegetable patch, enjoyed apples, damsons, cherries and grapes from our own fruit trees and vines, and created a wildlife pond that attracts everything from frogs to damselflies.”

The local area has much to offer, too. “Fields Place is a paradise for nature lovers and outdoor enthusiasts,” the owners say. “Just a five-minute walk across a field takes you to the banks of the River Wye, where you can swim, paddleboard, or hire a canoe, or walk for miles along peaceful footpaths without ever touching a road. And with the Brecon Beacons National Park close by, adventure is always within reach. Meanwhile, the local village of Madley, just 1.5 miles away, offers a wonderful community feel with a pub serving excellent food, a shop and Post Office, and a primary school. Hereford, with its shops, theatre, and historic cathedral, is only a short drive away, and the world-famous Hay Festival in Hay-on-Wye is just nine miles from here, too.”

“All in all, this house has been the heart of so many special memories,” conclude the owners, “from Christmases filled with family and milestone celebrations, to endless summer evenings spent dining under the stars. It is a place of beauty, peace, and adventure, and while it is time for us to move on, we know the next owners will love it just as much as we have.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.











STEP OUTSIDE

Fields Place

Step Outside

The property is approached by two five bar gates accessing a semi-circular In-out driveway surrounding a central lawn with flower beds and a small pond. The frontage of the house gives a beautiful first impression, with creeping roses and a red brick wall framing it to one side.

To the rear is a substantial paved terrace and a large lawn leading to an original 'Ha Ha' with excellent views beyond over classic Herefordshire countryside. The garden is home to numerous mature trees and shrubs including Yew, Norway Spruce, Sycamore, Sweet and Horse Chestnut. There is a private orchard to one side, with space for grazing or a vegetable garden, there is a large 16'x10' greenhouse and a large wooden shed/workshop; and a log store. The overall grounds extend to approximately 1.22 acres.

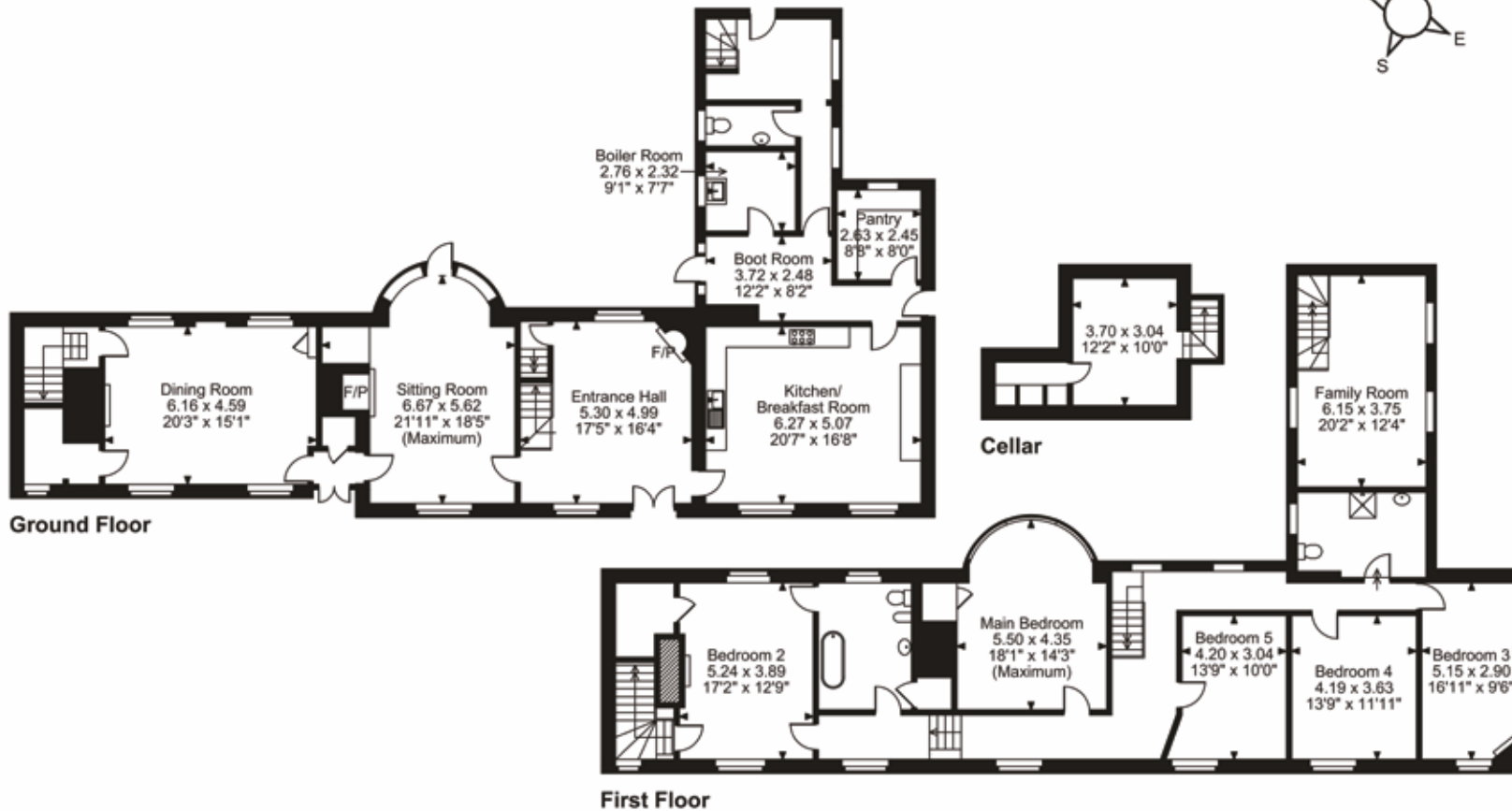
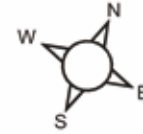
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Fields Place Canon Bridge, Madley, Hereford
Approximate Gross Internal Area
3947 Sq Ft/367 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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EPC Exempt
 Council Tax Band: F
 Tenure: Freehold

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