Town House Madley, Hereford, HR2 9LP

Sunderlands
Residential Rural Commercial

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Summary of Features

- Detached five bedroom former farmhouse
- Grade II listed
- Five reception rooms
- Additional barn with further development potential
- Character features throughout
- Sought after village location

Asking Price £850,000

Nestled in the charming village of Madley, Hereford, this remarkable Tudor-style detached house offers a unique blend of historical significance and modern family living. Originally an important farmhouse dating back to 1540, the property is steeped in character and history, surrounded by picturesque barns that have been thoughtfully converted into private residences. This splendid home boasts an impressive five reception rooms, providing ample space for both relaxation and entertaining. With five generously sized bedrooms and three well-appointed bathrooms, it is perfectly suited for family life. The character features throughout the property, such as exposed beams and traditional fireplaces, add to its warm and inviting atmosphere. The extensive grounds surrounding the house offer a sense of tranquillity and privacy, with ample parking. The additional barn on the property presents exciting development potential, allowing for further expansion or personalisation to suit your needs.

Location

Madley is located South West of Hereford City and is well served by regular public transport as well as local amenities including, a recently refurbished public house, village Stores, Post Office, hairdressers, excellent Primary School with Pre School, tennis club, golf club, village hall and church. The village is surrounded by farmland and nestles approximately two miles away from the banks of The River Wye and is an excellent walking and hiking area as the famous Golden Valley is only a few miles further West. The sought after market town of Hay on Wye plus the villages of Peterchurch, Kingstone and Clehonger are all nearby.

Accommodation

The well presented accommodation comprises: Entrance hall, dining room, family room, drawing room, study/sitting room, kitchen, utility, downstairs shower room, additional sitting room, downstairs bathroom, five bedrooms and two en-suites.

Entrance hall

The entrance hall serves as a welcoming gateway, instantly immersing you in the property's character with its charming features. It's the perfect space to hang coats and remove shoes, offering a seamless flow into the principal ground floor rooms.

Dining room

The dining room is an ideal space for entertaining, featuring a large window at the rear that floods the room with natural light, creating an inviting atmosphere. Double doors open to the family room, enhancing flow and connectivity between spaces, perfect for gatherings. The exposed timbers and brick add character and warmth, making it a charming setting for guests.

Family room

The family room, adjoining the dining room, is a versatile space featuring an original fireplace and a full-length ceiling-to-floor window that provides ample natural light. Its multifunctionality allows it to serve various purposes. It can function as a cozy lounge area for relaxation or entertainment, with the fireplace as a focal point. The large window makes it an ideal reading nook or a space to enjoy the outdoor view. Additionally, it can be used as a play area for children, a home office, or even a guest room when needed.

Drawing room

The drawing room is a standout feature of the house, highlighted by its central inglenook fireplace, perfect for a wood-burning stove and dark panelling. It offers a cozy space to relax or entertain, enhanced by a convenient walk-in cupboard. The vendors have creatively adapted this area into a bar, adding a unique touch. A large window provides a beautiful view of the garden, making it an inviting and versatile space.

WELCOME

Study/sitting room

The study/sitting room serves as a flexible space, currently utilized as an office. Its design reflects the Tudor theme of the property, with features like exposed wooden beams and traditional architectural details, blending classic charm with modern functionality.

Kitchen

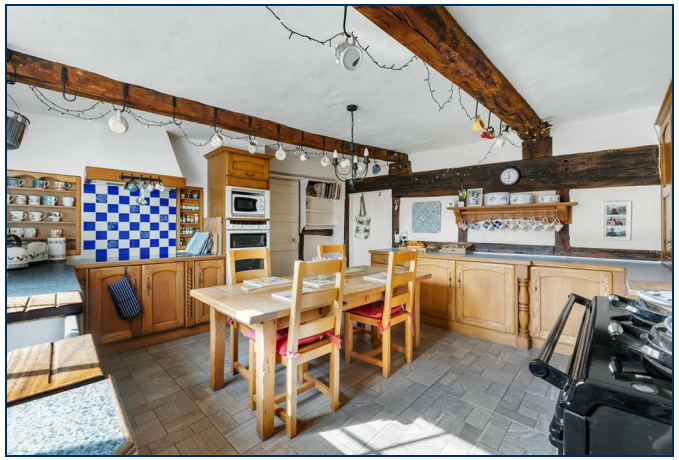
The kitchen in this property seamlessly integrates with the overall design of the home, offering both functionality and charm. It's fitted with a cohesive set of matching wall and base units, providing ample storage space. The traditional Belfast sink with a drainer adds a timeless, rustic touch, complementing the modern conveniences of the integrated oven and hob. An electric AGA stove enhances the cooking experience, offering both heating and culinary versatility. The window to the rear aspect allows natural light to flood the space, creating a bright, welcoming atmosphere. Additionally, there's a designated area for a breakfast table and chairs.

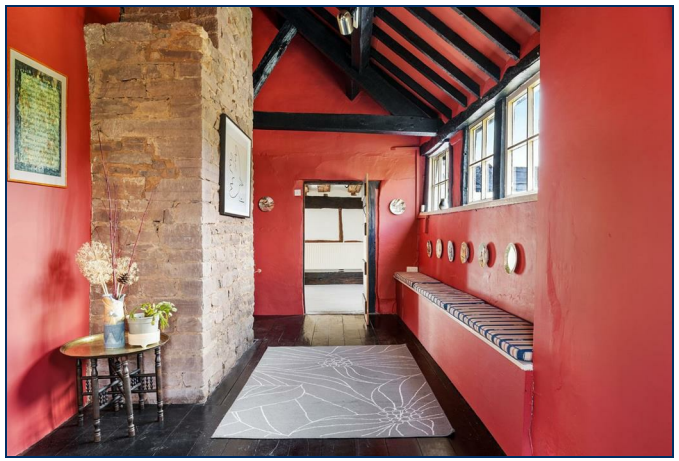
Utility

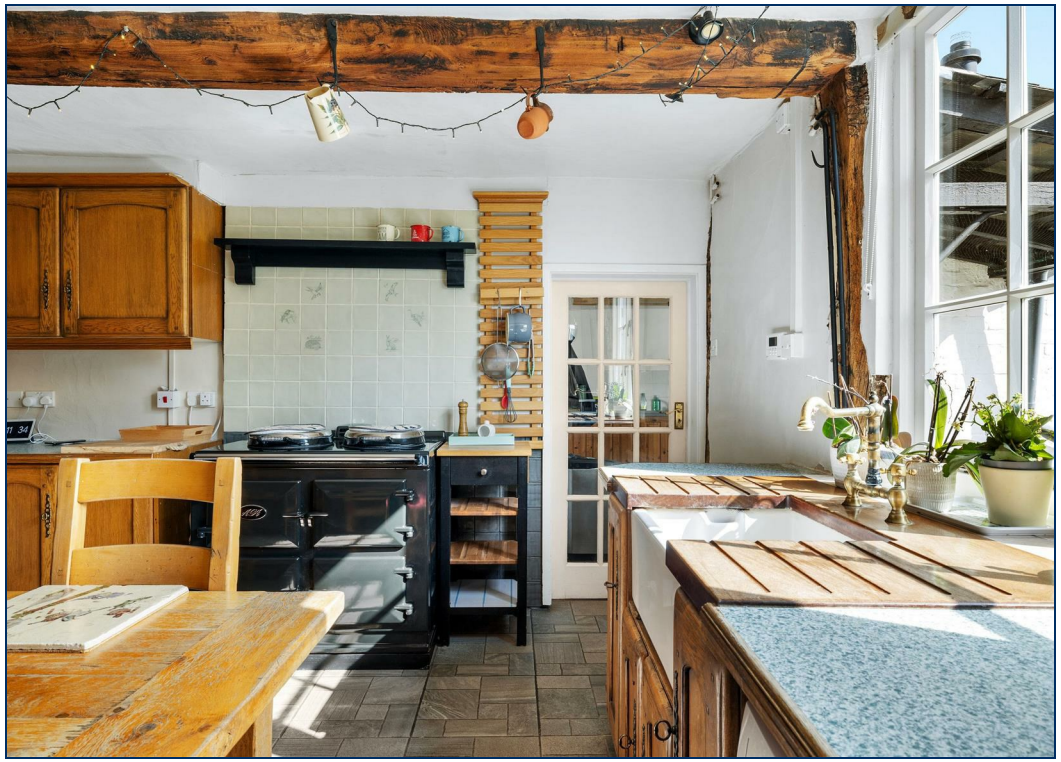
The utility room adjoins the kitchen and provides convenient rear access, making it ideal for chores and outdoor tasks. It features fitted base units and a sink drainer unit, along with space for additional white goods. A charming highlight is the old bread oven, which adds character to the space.

Downstairs shower room

The downstairs shower is fitted with a stylish three-piece suite consisting of a shower cubicle, low-level WC, and wash hand basin.







Additional sitting room

The additional sitting room, originally part of the annex, has now been seamlessly integrated into the main house. This transformation includes the addition of a spiral staircase leading to bedroom 5, further enhancing the space with exposed timbers that add character. The room also provides access to another bathroom suite and features a window that overlooks the garden.

Downstairs bathroom

The downstairs bathroom is currently fitted with a low-level WC and a wash hand basin. A useful storage cupboard can also be located in the bathroom.

First floor

Bedroom one & en-suite

Bedroom one is a spacious double room featuring fitted wardrobes, exposed beams, and a front-facing window. It includes access to an en-suite bathroom, which is equipped with his and hers wash hand basins, a low-level WC, bidet, and bathtub, along with a window to the front.

Bedroom two

Bedroom two is a spacious double bedroom featuring an original fireplace and a wash hand basin. It has two windows that provide views of the surrounding area.

Bedroom three

Bedroom three is similar to bedroom two in that both are double bedrooms with a front aspect window and include a wash hand basin. Additionally, both rooms feature black and white elements in their design, creating a consistent aesthetic.

Bedroom four & en-suite

Bedroom four is a spacious double bedroom, ideal as a main bedroom. It features a walk-in wardrobe and its own en-suite bathroom, complete with a bathtub, low-level WC, and wash hand basin. Additionally, bedroom four connects to the old annex, providing access to bedroom five. This layout offers privacy and comfort, making it a great option for a primary bedroom.

Bedroom five

Bedroom five is located within the old annex, characterized by its striking vaulted ceiling and multiple windows that flood the space with natural light. This room is particularly impressive, showcasing architectural elegance. It also features a spiral staircase, which connects it to the additional sitting room, adding a unique and functional design element to the space.

Attic and cellar

The attic and cellar are both valuable and versatile spaces in a home, each offering unique benefits based on how you wish to use them. Whether you're seeking additional storage, looking to repurpose these areas, or simply enhancing their functionality, both lend themselves well to a variety of purposes.

Detached barn

Another standout feature of the property is the impressive barn, which has served our vendors as both a workshop and storage space over the years. Its substantial scale and versatile design make it a truly remarkable asset. As you'll see, the barn is split across two floors, offering ample space that can be adapted to various uses. Despite its utilitarian history, the barn has retained a strong sense of character and charm, with its rustic features adding a unique appeal to the property. Moreover, with the appropriate planning consent, the barn presents considerable potential for further development. Whether you're considering converting it into a living space, an artist's studio, or a large-scale workshop, its current condition and size provide a solid foundation for creating something special. The combination of history, character, and future possibilities makes the barn an exciting feature that sets this property apart.

Outside

The outside space at this property is truly a delight, offering both practicality and beauty. A sweeping driveway gracefully leads around one side of the property, providing ease of access and a convenient turning circle, ideal for maneuvering vehicles with ease. The cobbled courtyard offers ample parking for multiple cars, and there's the added benefit of a three-bay carport, ensuring you have plenty of space for your vehicles, no matter the size or number.

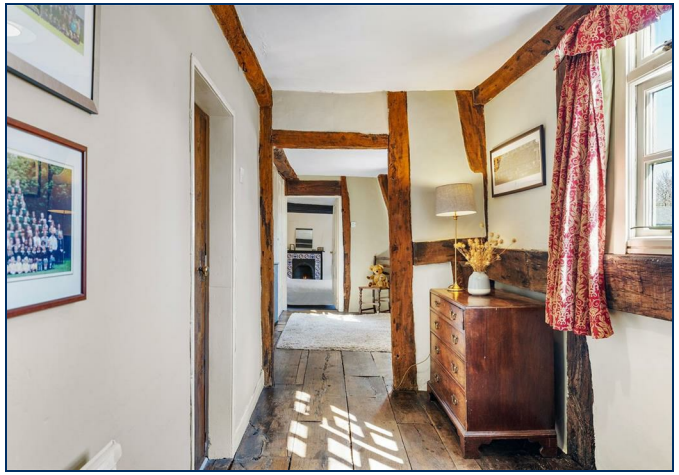
Immediately to the rear of the property you'll find a paved patio area, perfect for entertaining guests or enjoying quiet moments outdoors. The space is well-defined with a charming brick wall boundary, which adds a sense of character to the area. A delightful feature of this outdoor space is the old well pump, which not only adds a historical touch but also acts as a unique focal point, blending seamlessly with the surrounding garden.

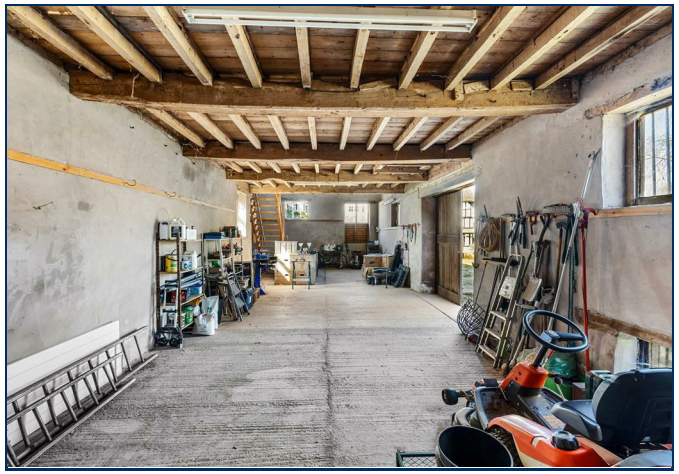
The garden itself is primarily laid to lawn, offering a lush, green space for relaxation, play, or even future landscaping opportunities. It's adorned with a variety of flowers, shrubs, bushes, and trees that inject color, fragrance, and natural beauty throughout the year. The entire property is surrounded by sturdy fencing and hedging, ensuring privacy while enhancing the tranquil, secluded atmosphere of this outdoor retreat. Whether you're hosting an event or simply unwinding after a busy day, this outdoor space provides the perfect setting to enjoy nature and outdoor living.

Services

We understand mains water and electric are connected to the property. Oil fired central heating. Private drainage.

Herefordshire Council Tax Band - G
Tenure - Freehold





Anti Money Laundering

The purchaser will be required to provide sufficient identification to verify their identity in compliance with anti-money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti-money laundering checks. This fee is payable at the time of verification and is non-refundable.

Directions

Proceed out of Hereford City over Greyfriars Bridge taking the 2nd exit at the Asda roundabout onto Belmont Road. At the next roundabout take the 2nd exit on the A465 Abergavenny Road. Continue along this road, taking the right hand turning for Clehonger and Madley and continue for 4 miles and on entering the village of Madley the property is located on the right hand side.
What3words - ///warned.outings.betrayed

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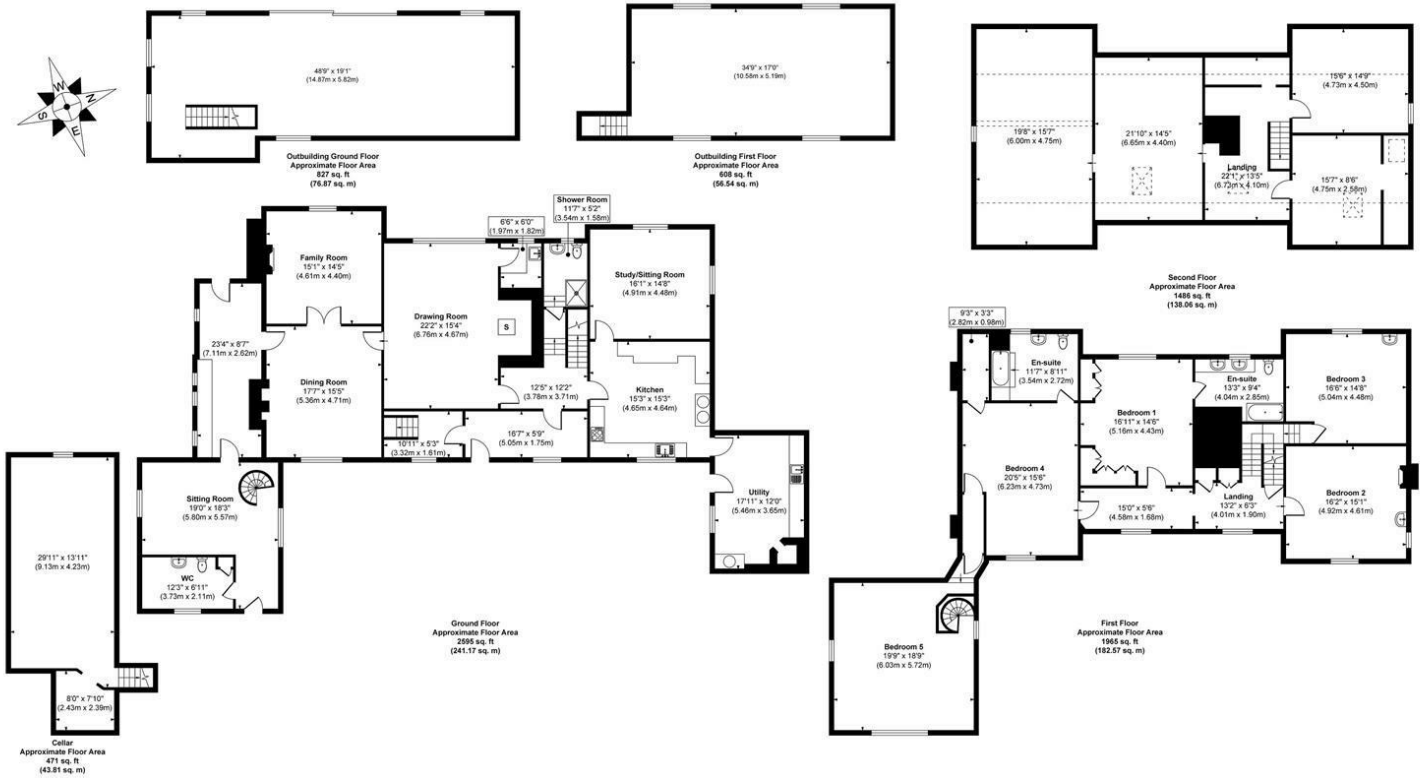

Approx. Gross Internal Floor Area
Main House = 6046 sq. ft / 561.80 sq. m
Cellar = 471 sq. ft / 43.81 sq. m
Outbuilding = 1435 sq. ft / 133.41 sq. m

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE
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