



# Eastbury

5 Town House Court

Madley

Hereford

HR2 9GZ



# Eastbury, 5 Town House Court, Madley, Hereford HR2 9GZ

**Located on a private development a converted Victorian Granary with spacious 4-bedroom accommodation (approx. 3000 sq.ft.) high quality fittings including oak stairs and doors, oil fired central heating (part under-floor), fitted kitchen together with garage and enclosed garden.**

This exceptional barn conversion is quietly located on an exclusive complex of just 6 properties on the outskirts of the village of Madley, the gateway to the beautiful Golden Valley and only 7 miles from Central Hereford. The thriving Market Town of Hay-on-Wye and its world renowned Festival, Hay Bluff and the Black Mountains are easily accessible as is the Market Town of Ross-on-Wye (18 miles).

The property benefits from spacious accommodation throughout with a spacious entrance hallway and downstairs W/C, a large kitchen/dining room with extended family room, a large living room with four double bedrooms, two en-suites and family bathroom to the first floor. The property benefits from a large garage, driveway parking and enclosed landscaped gardens.

Within the village itself there is a shop/post office, church, tennis club, public house, primary school and 9 hole golf course.

## Ground Floor

With entrance door leading into the

### Spacious Reception Hall

With wood flooring, recess spotlights, space for coat and shoe storage, carpeted stairs leading up with useful under stair storage cupboard, full height double glazed windows and single door out to the rear garden, doors then lead into the

### Downstairs W/C

With low flush w/c, wash hand basin, recess spotlights, part panelled wall and tiled floor.

### Kitchen/Dining Room

A modern fitted kitchen comprising matching wall and base units with solid wood work surface space over, 1 1/2 bowl sink and drainer unit, fitted island with granite work surface, integrated dishwasher, beiling range cooker with seven ring gas hob with electric ovens below (available at separate negotiation), space for a freestanding fridge/freezer, ample space for dining and/or living, double glazed window and door to the rear, door into the utility and two large openings into the

### Family Room

With wood flooring, central ceiling light point and recess spotlights, exposed brick, full height picture windows and two doors out to the front garden.

### Utility Room

With fitted wall and base units, work surface space over, 1 1/2 bowl sink and drainer unit with water softener, floor mounted oil central heating boiler, under counter space and plumbing for washing machine and tumble dryer, ceiling light point, wall mounted fuse box, tiled floor and double glazed window.

### Living Room

A spacious lounge with feature wood burning stone, exposed brick surround, tiled hearth and wooden mantle over, recess spotlights, four wall lights, double glazed window to the front aspect, double glazed door to the front and to the rear.

### First Floor Landing

With large picture windows, exposed beams, radiator, fitted oak bookshelf, recess spotlights and ceiling light points, ample space for an office area, fitted carpet and doors to

### Main Bedroom with Dressing Room & En-suite

**Dressing room** with fitted carpet, radiator, double glazed window, recess spotlights, feature exposed beams, door into the large airing cupboard with recess spotlights, fitted shelving, loft hatch and cupboard housing the hot water cylinder.

A door leads from the dressing area into the

**Bedroom** with fitted carpet, radiator, double glazed window, feature exposed beams, ceiling light point, recess spotlights and door into the

**En-suite shower room** comprising a large walk in shower with tiled surround and mains fitment rainfall shower head over, low flush w/c, large wash hand basin, chrome heated towel rail, recess spotlights, tiled floor and double glazed window.

### Bedroom Two with En-Suite

A spacious second bedroom with fitted carpet, exposed feature beams, radiator, recess spotlights and one ceiling light point, double glazed window to the front aspect and door leading through to the

**En-suite shower room** comprising a large walk in shower with tiled surround and mains fitment rainfall shower head over, low flush w/c, large wash hand basin, chrome heated towel rail, recess spotlights, tiled floor and double glazed window.

### Bedroom Three

A spacious double bedroom with fitted carpet, radiator, recess spotlights, ceiling light point, double glazed window to the front aspect and feature exposed beams.

### Bedroom Four

Another good sized double bedroom with fitted carpet, double glazed window, radiator, recess spotlights, ceiling light point and exposed beams.

### Bathroom

Three piece suite comprising rolled top bath with claw feet, large wash hand basin with part tiled surround, low flush w/c, tiled floor, recess spotlights, chrome heated towel rail and double glazed window.

### Outside

To the rear there is a low maintenance garden laid to patio with stoned pathways, a small area of lawn enclosed by brick walling with useful outside tap and outside lights. Oil tank and rear access into the garage.

To the front, the property is approached via a five bar wooden gate opening onto a large stoned driveway with a large area of lawn and paved patio area, south facing making it the perfect suntrap.

### Large Garage

With concrete floor, light and power power points, double opening doors to the front and single personal door, there is a boarded loft space perfect for storage and double glazed window and door to the rear.

### Directions

Proceed south out of Hereford on the A485 Abergavenny Road turning right signposted to Clehonger, continue through the village towards Madley. On entering Madley turn right at the crossroads signposted to Canon Bridge and then turn immediately right after 50 yards into Town House Court and Eastbury is the third property on the left.

### Outgoings

Water and drainage rates are payable.

### Property Services

Mains water, electricity and drainage are connected. Oil-fired central heating.

### Tenure & Possession

Freehold - vacant possession on completion.

### 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.

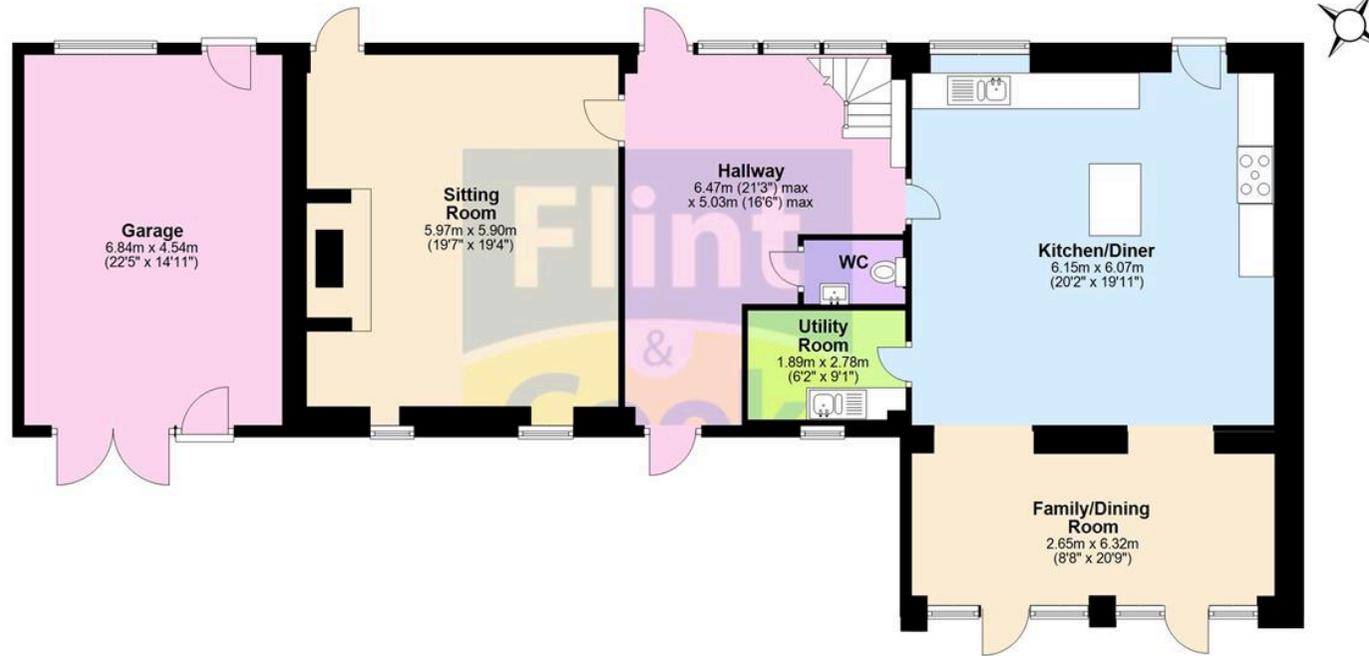






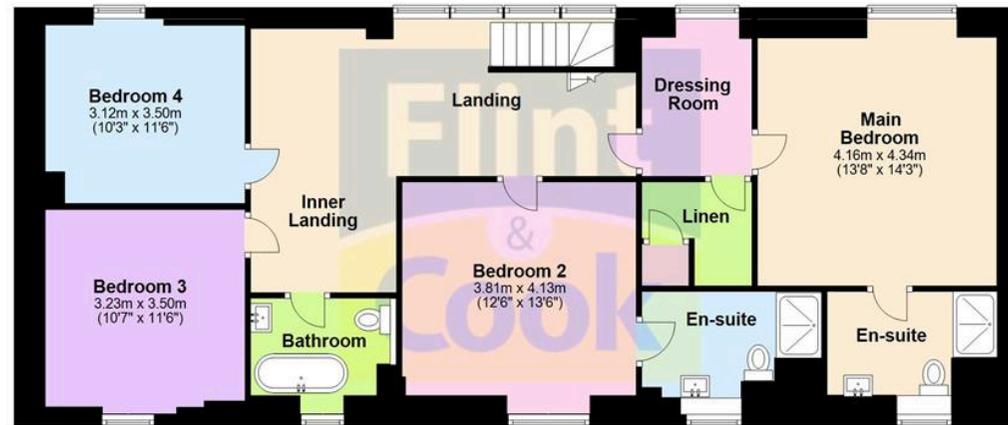
### Ground Floor

Approx. 165.4 sq. metres (1779.9 sq. feet)



### First Floor

Approx. 120.0 sq. metres (1291.6 sq. feet)



Total area: approx. 285.3 sq. metres (3071.5 sq. feet)

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