



Tasman Cottage, Madley, Herefordshire, HR2 9LU
Price £250,000

Tasman Cottage, Madley Herefordshire

This well presented Grade II Listed Black and White Cottage with plenty of period charm is located in the popular rural village of Madley. The charming spacious cottage comprising of Entrance hallway, Living/dining room with inglenook fireplace, newly fitted kitchen, Two Double bedrooms and Family bathroom and enjoys the benefit from having Gas Central Heating and Double glazing.

- Charaterful Grade II listed Cottage
- Spacious dual aspect Living/Dining Room
- Inglenook fireplace with woodburner
- Newly Fitted Kitchen
- Two Double Bedrooms
- Family Bathroom
- Garden, Outbuildings and Parking
- Double Glazed & Gas Central Heating

Material Information

Price £250,000

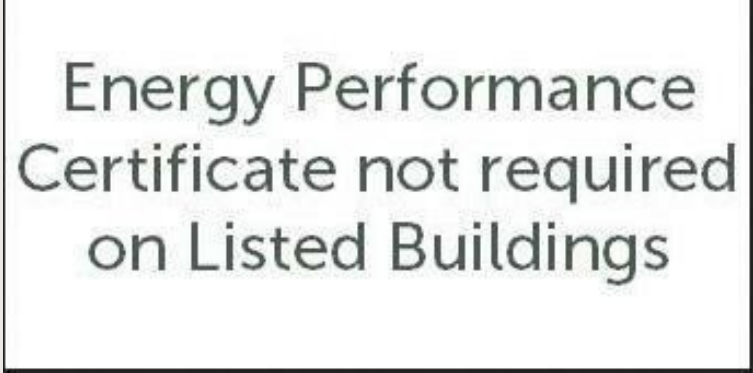
Tenure: Freehold

Local Authority: Herefordshire

Council Tax: C

EPC: D (65)

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Dimensions

Living/Dining Room 19' 07" x 18'10"
Kitchen 9'08" x 8'07"
Bedroom 1 12' 10" x 12'01"
Bedroom 2 13'03" x 11'09"
Bathroom 9'05" x 8'0"

Property Description

Step through the part-glazed wooden entrance door into a welcoming hallway, which provides access to a spacious dual-aspect living and dining room. This characterful space features exposed beams and an impressive inglenook fireplace with an inset wood burner, creating a warm and inviting atmosphere. Double-glazed wooden windows to both the front and rear allow for plenty of natural light. The kitchen, overlooking the rear, is fitted with a range of modern grey base and wall units with worktops over. There is space for a washing machine, dishwasher, fridge, and oven, along with a fitted hob and partially tiled white walls.

Stairs lead to the first-floor landing, offering ample space for a reading nook or home working area, complemented by two built-in cupboards and exposed beams double glazed window to the rear. Bedroom One is a generously sized double room with a double-glazed wooden window to the front, while Bedroom Two is also a comfortable double with a window overlooking the front. The family bathroom features a double-glazed wooden window to the rear and is fitted with a white suite comprising a bath with shower over and glass screen, WC, and wash hand basin, along with a useful fitted shelving unit.

Garden & Parking

The property is approached via a driveway which provides off road parking and access to the garden is through a wooden gate, the pathway leading to a patio and lawned area with a raised flower bed. having a brick built Outbuilding with Electric and light 17'10" x 7'01"

Services

All mains connected

Location

Madley is located west of Hereford City and is well served by regular public transport as well as local amenities including 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.

Broadband

Broadband Download Upload Availability
Standard 18MBPS 1MBPS Good
Superfast 76MBPS 18MBPS Good
Ultrafast 1800MBPS 220MBPS Good

Networks in your area - Three

Mobile Phone Coverage

<https://www.ofcom.org.uk/mobile-coverage-checker>

Anti-Money laundering Regulations

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £20 +VAT (£24.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

Please note that the dimensions stated are taken from internal wall to internal wall.



Total area: approx. 93.6 sq. metres (1007.4 sq. feet)

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Directions

Proceed South out of Hereford City on A465, Abergavenny Road, turning right signposted B4349 to Clehonger. Follow the signs to Madley and on entering the village, pass the war memorial and just after the public house turn left. Pass the shop on your right hand side and almost immediately take the right hand turn signposted for Pennyplock and Rosemary Lane. Take the first left hand lane, the first left up an unmarked drive/lane. Take the first left hand drive and the

