









Karynya, Madley, Hereford, HR2 9LU
Price £625,000

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Karynya,
Madley, Hereford

This delightful detached village home is available on the market for the first time in nearly 50 years! Built in 1973, the property boasts an impressive 2,076 square feet of living area, making it an ideal family home or a serene retreat for those seeking a peaceful lifestyle.

With the flexibility of accommodation that this property offers there can be up to four bedrooms or up to three receptions rooms depending on how you would choose to configure the property plus the added benefits of en-suite bathroom, utility room and a modern kitchen / dining room.

The exterior of the property is equally appealing, featuring generous parking for several cars and a double garage. The total plot is approx 1/4 acre with mature landscaped gardens and open land to the side and rear which is believed to be owned by the Duchy of Cornwall.

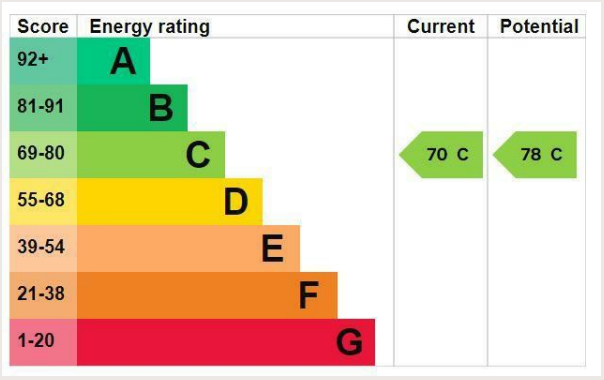
Located in the heart of the village, the surrounding area is tranquil, allowing for a serene living experience while still being within easy reach of local amenities.

VIEWING HIGHLY RECOMMENDED CALL 01432-266007 TO ARRANGE

- Detached village home
- Three/Four bedrooms
- Modern Kitchen/dining room
- Two/three reception rooms
- Bathroom, en-suite & utility
- Double garage & parking
- Wrap around gardens
- Rural views to the rear
- Gas central heating
- Approx 1/4 acre plot

Material Information

Price £625,000
Tenure: Freehold
Local Authority: Herefordshire
Council Tax: D
EPC: C (70)
For more material information visit www.cobbamos.com



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



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.

Introduction
The flexible accommodation is gas centrally heated and double glazed and comprises of; entrance hall, living room, kitchen/dining room, utility room, dining room, bathroom, double bedroom, snug/bedroom and to the first floor are two further bedrooms, large en-suite bathroom and eaves storage.

Property Description
The property is entered via a glazed entrance door into the spacious entrance hall that features oak doors leading off to all rooms, fitted storage cupboards with shelving and feature open staircase to the first floor. The dining room has a tiled floor and patio doors out on to the patio and is open plan with the kitchen that features a matching range of wall and base cupboards and drawers set under a wooden worktop with an inset 1 1/2 bowl sink, range style cooker with extractor fan over, matching island unit with further storage and wooden worktop, windows to the side and rear and door to the utility room. With a tiled floor, space and plumbing for a washing machine and tumble dryer, exterior door to the side and doorway into the dining room with a window to the front and feature wooden ceiling.
The bathroom consists of a four piece matching suite including WC, pedestal wash basin, panel bath, shower cubicle and tiled floor and walls. The ground floor bedroom has built in wardrobes and window to the rear aspect, the next bedroom is currently used as a snug which benefits from a patio door to the side of the property, The living room is light and airy with a large feature window to the front, fireplace with inset multi fuel burner and a feature stone surround.
The open staircase leads from the hallway to the first floor gallery style landing with a window to the front, bedroom two is a double room with fitted wardrobes and window to the front. The master bedroom is a large room with window to the front, fitted wardrobe and door into the en-suite bathroom that features tiled walls and floor, four piece suite comprising of WC, pedestal wash basin panel bath and shower cubicle, a further door opens out into an ample eaves storage area where there is also a Worcester gas central heating boiler.

Gardens & Parking
The property is approached from the road via block paving leading to double metal gates which open out onto the large parking area and leads to the double garage, block paving also continues to the side of the property giving access to the rear garden. There is a further hard standing parking bay to the side of the garage suitable for a caravan or motor home. The front garden has a large range of mature bushes, plants and trees all enclosed by a stone wall to the front aspect. The double garage has two metal up and over doors, power and light and a pedestrian door which opens to the side of the property.
The rear is a particular feature made up of a large lawn, patio seating area, two ponds, a separate area with vegetable plots and mature fruit trees, wooden summerhouse on a hard standing and all enclosed by hedges and fencing with open rural land to the side and rear providing countryside views. We believe that this land is owned by the Duchy of Cornwall.

Location
Madley is a village in the English county of Herefordshire, located six miles west of the city of Hereford. The population is around1,200 people. The village has a thriving local community with amenities to include a shop, church, tennis club, golf course, primary school and the Red Lion traditional pub and restaurant.

Services
All mains services are connected to the property

Broadband
Broadband type Highest available download speed Highest available upload speed Availability
Standard 18 Mbps 1 Mbps Good
Superfast 72 Mbps 17 Mbps Good
Ultrafast 1800 Mbps 900 Mbps Good
Networks in your area - Openreach, Airband

Mobile Phone Coverage
Please check using https://www.ofcom.org.uk/mobile-coverage-checker

Anti-Money Laundering Regulations
Buyers Compliance Administration Fee: In accordance with Money Laundering Regulations, Agents are required to carry out due diligence on all Clients to confirm their identity, including eventual buyers of a property. The Agents use electronic verification system to verify Clients' identity. This is not a credit check so will have no effect on credit history though may check details you supply against any particulars on any database to which they have access. By placing an offer on a property you agree that if your offer is accepted, subject to contract, we as Agents for the seller can complete this check for a fee of £75 inc VAT (£62.50 + VAT) per property transaction, non-refundable under any circumstance. A record of the search will be retained by the Agents.

Directions
Leave Hereford on the A465 Abergavenny Road, turn right onto the B4349 signposted Clehonger and continue through the village. Follow the road until reaching Madley and turn left by the village shop and Karynya is the 2nd property on the left after the church.

