



Barn Conversion (EPC Rating: D)

5 EASTBURY TOWN HOUSE COURT, MADLEY, HEREFORDSHIRE, HR2 9GZ

Per Calendar Month

£1,900 Per



4 Bedroom Barn Conversion located in Madley

| Superb Barn Conversion | Four Bedrooms | Two Ensuites | Large Driveway, Large Landscaped Gardens | Popular Village Location | Spacious Accommodation - Over 3000 sq ft | Underfloor Heating To Ground Floor | Garage | EPC Rating D |

The Property

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 (over 3000 sq ft), underfloor heating to the ground floor, the property has 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 (with integrated blinds) 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, belling range cooker with seven ring gas hob with electric ovens below, ample space for dining and/or living, double glazed window (with integrated blinds) 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 (with integrated blinds) 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(with integrated blinds).

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 (with integrated blinds) to the front aspect, double glazed door to the front and to the rear.

First Floor Landing

With large picture windows (with integrated blinds), 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. To the front of the property, there is additional space for parking belonging to Eastbury perfect for a motorhome etc.



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.

Services And Expenditure

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

Hereford County Council - Tax - Band E

Broadband Connectivity - 900Mbps Download. 900Mbps Upload - Ultrafast - Source Ofcom

Affordability And Household Income

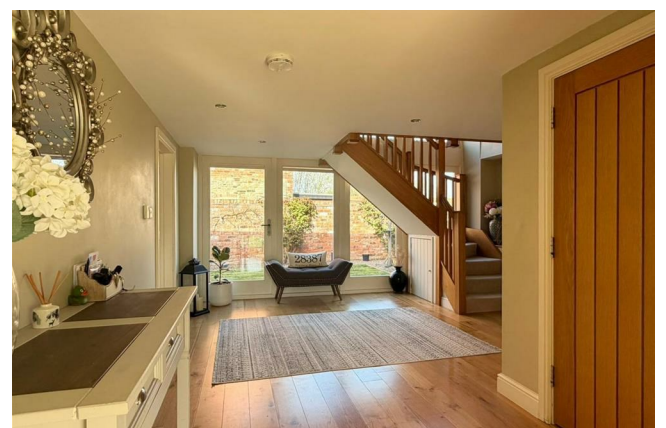
To qualify for the income requirements when applying for this property our referencing company require proof of a minimum household income of £57,000.00. Should a guarantor be required to support an application, an income of £68,400.00 would be required.

Agents Note

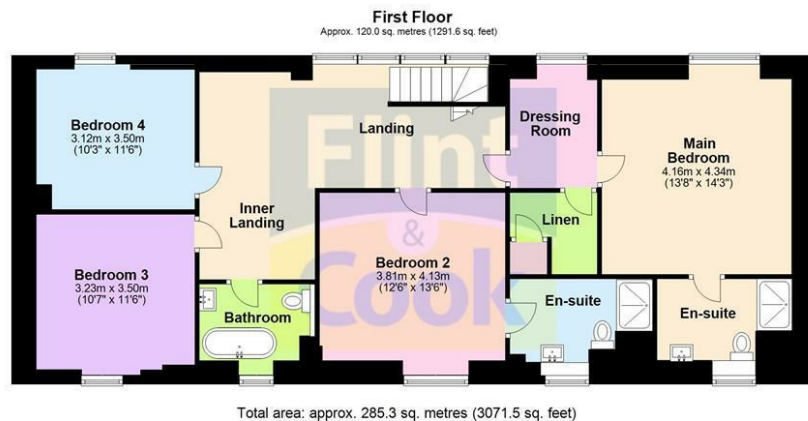
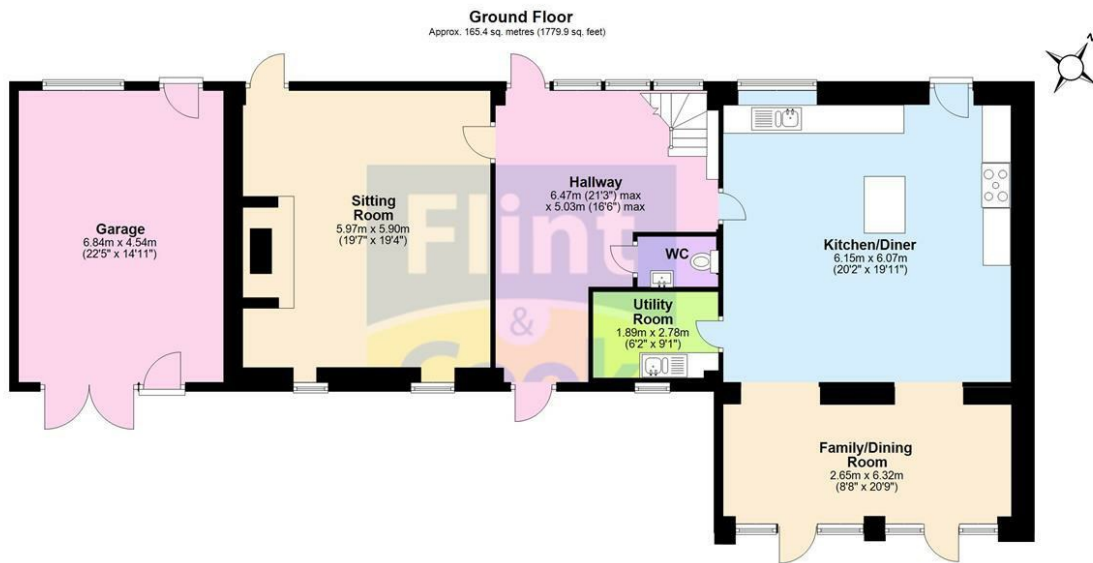
The owners intentions are to place the property on the sales market around or after the first 12 months of tenancy.

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-hand side.



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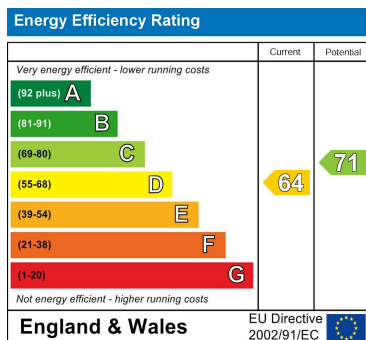


Total area: approx. 285.3 sq. metres (3071.5 sq. feet)

Council Tax Band

F

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

