



Staddle Barn , Madley, Hereford, Herefordshire, HR2 9JF

Guide Price £600,000

jackson  
property

- Recent Barn Conversion
- Stunning Character Features Throughout
- Outstanding Views
- Private Driveway and Double Garage & Workroom

- Open Plan Upstairs Living with Vaulted Ceiling
- 3 Double Bedrooms
- Main Bedroom with Dressing Room & En Suite
- 0.4 acres of ground

## Situation

Off set from the main farmyard setting is this glorious barn with outstanding views and set within circa 0.4 acres. Canon Bridge is a stones throw from the Located in the thriving and picturesque village of Madley with its school, village shop and very fine Norman church with magnificent early stained glass. Standing in the glorious Wye Valley it is approximately 8.0 miles from the Cathedral City of Hereford with an excellent variety of amenities to include restaurants, cinema, leisure centre, and plenty of cafés, wine bars and shopping.

Also within easy reach is the charming border town of Hay on Wye, famous for its bookshops and Annual Festival, and the gateway to the dramatic scenery of the Black Mountains. There are good road connections to the M50 at Ross on Wye and the M4 at Newport, and Hereford station is convenient for the railway network.

## Description

Approached via gravel driveway, leading to double garage, the property sits in circa 0.4 acres. The property is surrounded by garden is mainly laid to lawn, with views over adjoining fields.

Entering the property, you step into good size hallway with front and rear facing doors, stairs to 1st floor and doors to all ground floor bedrooms. The main bedroom has a lovely walking dressing area leading through today large double bedroom space, featuring high ceilings, French doors to rear garden space, rolltop bath within the room and further ensuite shower room.

Bedrooms two and three are good size doubles with views over the private gardens. The main bathroom is a four piece suite with suffered walk-in shower and roll top bath, low WC, and pedestal wash hand basin. Further rooms on the ground floor include a useful WC and utility cupboard with plumbing for washing machine and tumble

dryer.

The first floor has a very impressive Open Plan living space with vaulted ceilings and character beams on show. In the lounge area is a good size with triple aspect windows, feature wood burning stove and views over adjoining countryside. The kitchen diner has ample space for table built-in appliances to include range style cooker and Smeg Dishwasher, ample eyelevel and low-level cupboards and wooden worksurfaces over. Off the kitchen area is a very useful utility room with further matching cupboards, built-in microwave oven, built in dishwasher and further sink unit. There is also a separate WC on this floor.

Outside: the gardens wraps around the property and have been planted with a range of fruit trees and pond. There is a lovely patio area and poly tunnel. The gardens have views over adjoining farmland.

The barn has been finished to an immaculate standard and has underfloor heating throughout downstairs. The garage suite and workshop have great potential for a large ancillary accommodation or holiday accommodation (subject to planning and regulations).

## Services & Expenditure

Services Connected: Mains Electricity, Mains Water, Private Drainage, LPG Heating. Council Tax Band: E  
Broadband availability: Standard 7Mbps

## Directions

Turn right at the Madley War Memorial and follow this lane for approximately 2 miles ensuring you stay right at the fork in the lane. The farm yard can be found immediately in front of you. The property has a private driveway leading to the double carport.

## Viewings

Strictly by appointment. Please contact the agents on 01432 344779.

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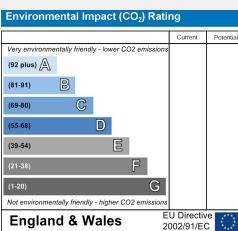
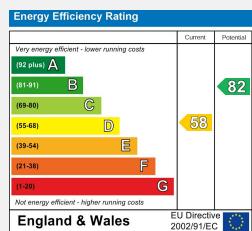
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