



The Old Bakery, Madley, Hereford, HR2 9LU
Price £250,000

COBB
AMOS

SALES | LETTINGS | AUCTIONS
LAND & NEW HOMES

The Old Bakery Madley Hereford

A charming two bedroom attached stone cottage set in a private garden in a quiet cul-de-sac within the popular village of Madley approximately 6 miles South West of Hereford City.

This is a unique 1600s built Grade II listed cottage converted to residential use around 40 years ago.

VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THIS PROPERTY, PLEASE CALL 01432-266007

- Stone built 1600s cottage
- Two double bedrooms
- Grade II listed building
- Cul-de-sac village location
- Gas central heating
- Two allocated parking spaces
- Private enclosed gardens
- Character features throughout

Material Information

Price £250,000

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: C

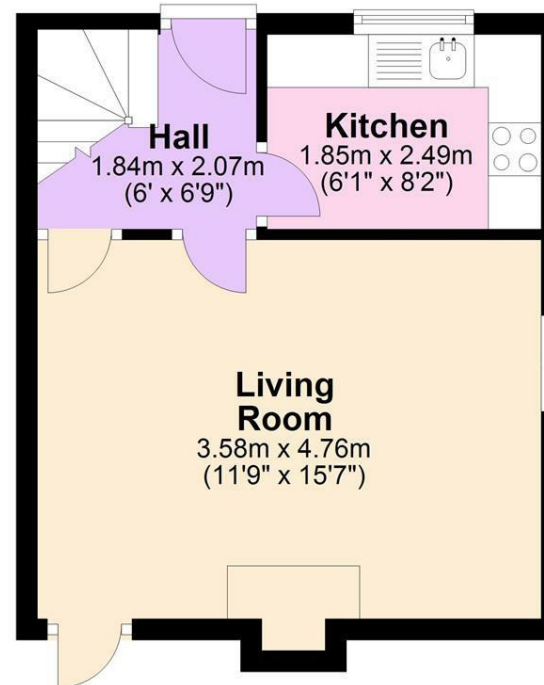
EPC: (null)

For more material information visit www.cobbamos.com

Energy Performance
Certificate not required
on Listed Buildings

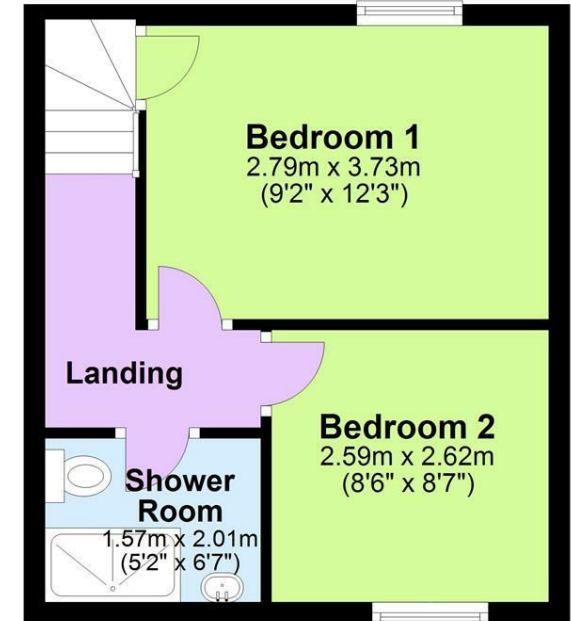
Ground Floor

Approx. 26.1 sq. metres (281.1 sq. feet)



First Floor

Approx. 25.8 sq. metres (278.2 sq. feet)



Total area: approx. 52.0 sq. metres (559.4 sq. feet)

For illustration only - Not guaranteed to scale
Plan produced using PlanUp.

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

Tucked away in a quiet leafy cul-de-sac within the popular village of Madley is this wonderful unique stone cottage originally part of Church Farm and converted to residential use in the 1980s. The property has been subject to more recent improvements such as a new fitted kitchen with integrated appliances and mains gas fired central heating. Throughout the home are many character features such as wooden latched doors, exposed wooden beams, deep window sills and brick fireplace

Property Description

The property is entered through a wider than normal wooden door into the hallway with stairs rising to the first floor and wooden latch doors leading off. The kitchen benefits from recently fitted drawers, wall and base units with integrated dishwasher, washing machine and fridge freezer, electric oven and hob with extractor hood over, ceramic sink drainer unit and deep sill window to the side. From that hallway a wood latch door leads to the living/dining which has a brick fireplace with woodburner and wooden mantle over, exposed wooden ceiling beam, under stairs storage cupboard, deep sill window to the front and door out to the garden. Carpeted stairs rise from the hallway to the landing which has exposed wooden beams, access to the roof space and doors leading off. Bedroom one has a fitted cupboard over the stairs, feature exposed beams and window to the side. Bedroom two has window to the side and exposed feature wooden beams. The shower room comprises of a tiled walk in shower, WC and round hand basin with fitted cupboard under.

Garden & Parking

There is an enclosed, private garden with a bark covered path leading you to the front door and either side is lawn, patio seating area and cottage style planting, there are a couple of mature apple trees and a wood built storage shed. The garden is a pleasant place to sit and enjoy a gin and tonic or drink of choice.

There are two parking spaces just before the garden.

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.

Services

Mains connected electric, gas, water and drainage.

Herefordshire Council Tax Band - C

Tenure - Freehold

Broadband

Our Vendor has BT broadband
As at 21.02.25 Mbps 46.3 - 3.2 ms 17

Indoor Mobile Coverage

Our Vendor advises Mobile coverage is patchy but believes Vodafone is best.

Outdoor Mobile Coverage

Our Vendor advises Mobile coverage is patchy but believes Vodafone is best.

The 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.

DIRECTIONS

From our office leave Hereford on the A465 and turn right onto the B4349 signposted Madley. Go through the village of Clehonger and on reaching Madley turn left at the crossroads towards the church then right into Rosemary Lane and immediately left. As the road goes to the right, turn left again and the property is found on the left.
What 3 words // verve.courts.consented



