

FOR
SALE



The Elms, Brampton Road, Madley, Hereford HR2 9LX

£545,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Occupying a peaceful position in this popular rural location, a spacious 5 bedroom detached country home offering ideal family accommodation. The property, which is offered For Sale with no onward chain, has the added benefit of oil central heating and stands in over 1 acre of gardens and grounds, has a range of outbuildings, views across surrounding countryside, wealth of potential and we strongly recommend an internal inspection.

POINTS OF INTEREST

- *Peaceful rural location*
- *Spacious 5 bedroom detached country home*
- *Over 1 acre of gardens and grounds*
- *Ideal family home*
- *No onward chain*
- *Must be viewed!*
- *Garage & outbuildings*
- *3 Reception rooms*



ROOM DESCRIPTIONS

Glazed panelled door to the

Entrance Porch

Tiled floor, double glazed side window and door to the

Utility Room

With space and plumbing for washing machine, tiled floor, double glazed window.

Entrance Hall

Tiled floor, radiator, double glazed windows to the front and rear aspect, exposed beams, recessed spotlighting and door to the

Inner Hallway

Exposed timbers, double radiator, stairs to the first floor and door to the

Sitting Room

Exposed floorboards, double radiator, feature open fireplace with hearth and display mantel over, 2 double glazed windows overlooking the front garden, wealth of exposed timbers.

Dining Hall

Radiator, stairs to the first floor, double doors onto the side patio and garden and door to the

Rear Lobby

Glazed panelled door to the outside and door to the

Downstairs Cloakroom

Low flush WC, pedestal wash hand-basin with tiled splashback and double glazed window.

From the Dining Hall, there is access to the

Lounge

Tiled floor, 2 double radiators, double glazed windows to 2 sides and feature fireplace with hearth, exposed brickwork and woodburning stove.

Kitchen/Breakfast Room

In need of modernisation but currently comprising 1½ bowl sink unit with mixer tap over, wall and base cupboards, ample worksurfaces, built-in oven and gas hob, 2 double glazed windows enjoying a pleasant outlook across the front garden, radiator, space for appliances, stable door to the side patio and garden, space for breakfast table.

A staircase from the Inner Hallway leads up to the

First floor landing

With glazed window to the rear enjoying a fine outlook and door to

Bedroom 1

With 2 radiators, 2 double glazed windows enjoying a pleasant outlook across the front garden, access hatch to loft storage space, range of lighting and exposed timbers.

Bedroom 2

Radiator, glazed windows to the front and side enjoying a fine outlook across surrounding countryside, exposed timbers, access hatch to loft storage space.

Bathroom

Suite comprising P-shaped bath with shower unit over and glazed screen, low flush WC, pedestal wash hand-basin, tiled floor and wall surround for easy maintenance, radiator and double glazed window.

A second set of stairs lead from the Dining Hall to the

First floor landing

Access hatch to loft space, door to

Bedroom 3

With 2 double glazed windows to the front and 1 to the rear enjoying a pleasant outlook, radiator and built-in wardrobe.

Bedroom 4

Radiator, wardrobe, double glazed window enjoying a pleasant outlook.

Bedroom 5

Radiator, wardrobe, double glazed window enjoying a pleasant outlook.

Bathroom

Suite comprising bath with handheld shower attachment over, low flush WC, wash hand-basin, radiator, double glazed window.

Services

Mains water, electricity and drainage are connected. Telephone (subject to transfer regulations). Oil-fired central heating.

Outgoings

Council tax band F - payable 2023/24 £3179.17

Water and drainage - rates are payable/metered supply.

Money laundering regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

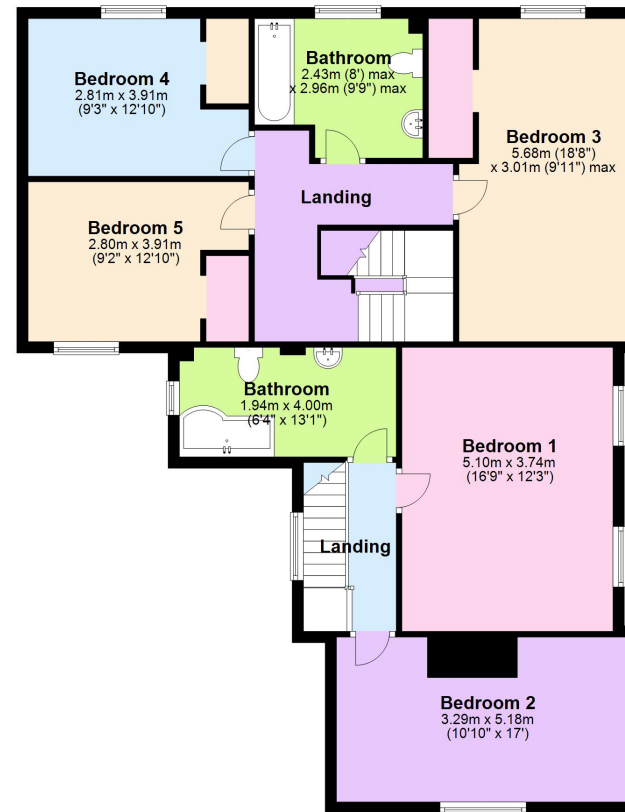
Directions

Proceed south out of Hereford City on the A465 Abergavenny Road, turning right for Clehonger and follow the signs to Madley. On reaching the village of Madley, turn left, passing the shop and church on Brampton Road and after approximately 1 mile, turn left along a lane signposted to the The Elms. What3words - gross.storm.worldwide

Ground Floor
Approx. 115.0 sq. metres (1237.4 sq. feet)



First Floor
Approx. 109.1 sq. metres (1174.0 sq. feet)



Total area: approx. 224.0 sq. metres (2411.4 sq. feet)

These plans are for identification and reference only.
Plan produced using PlanUp.

The Elms, Brampton Road, Madley, Hereford

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			