



Stable Cottage, 5 Tyberton Court, Nr Madley, Hereford, HR2 9PT

Offers Over £325,000





# Stable Cottage 5 Tyberton Court

Nr Madley, Hereford, HR2 9PT

Converted Stable Block | 4 Bedrooms |  
Quiet Rural Location | Panoramic Views |  
Small Development | Ample Parking and  
Double Garage | Kitchen/Breakfast Room |  
Living Room & Dining Room | 3 En-Suites |  
Gardens

- 4 Bed Character Property
- Kitchen/Breakfast Room
- Living Room, Dining Room
- Period Features
- 3 En Suites
- Panoramic Country Views
- Double Garage, Gardens
- Ample Parking

*Offers Over  
£325,000  
Freehold*

To arrange a viewing please contact us on

t. 01432 344 779

hereford@bill-jackson.co.uk

www.bill-jackson.co.uk





#### Situation

Quietly located in a small development within the village of Tyberton, near to the thriving village of Madley with its school, village shop and very fine Norman church with magnificent early stained glass. Located in the glorious Wye Valley it is approximately 10 miles from the great Cathedral City of Hereford with all the amenities expected of a city and home to the renowned Three Choirs Festival. It is within easy reach of the popular border town of Hay on Wye famous for its bookshops and International Library Festival and also 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. Hereford station is convenient for the railway network.

#### Description

Situated in a quiet rural location with panoramic views over the unspoilt surrounding Herefordshire countryside. Approached by a large private driveway up to a small farmhouse development, the accommodation offers ample parking and double garaging.

This charming property has attractive frontage with doorway into the Reception hall boasting a large arch double glazed window.

There is a convenient downstairs Shower Room having low flush WC, pedestal wash hand basin with taps over and tiled splash back, shower cubicle with electric Triton Ivory shower over and full tiled surround, together with a separate Boiler Room with double glazed large circular window and Grant oil fired boiler.

From the Reception Hall a doorway leads through to the Living Room with large double glazed windows to side and double glazed doors that lead out to rear patio and gardens, feature exposed brickwork fireplace currently with an inset electric fire and stone hearth making this a comfortable and relaxing space.

The good size Dining Room is located next to the Kitchen and offers a good size dining space.

The Kitchen/Breakfast Room has character to include exposed oak beam, a range of matching base and wall units with inset electric oven and 4 ring hob over, space and plumbing for washing machine, 1.5 stainless steel sink, space and power for dryer and double glazed wooden door that leads out to side patio and further rear gardens.

From the Reception Hall a stairway leads up to the first floor landing with loft access hatch and doorway through to the Master Bedroom Suite with en-suite Shower Room and storage cupboards.

Bedroom 2 also benefits from an en-suite Shower Room and there is a good size fourth bedroom.

There is access to the Family Bathroom from Bedroom 3 and the Landing, offering low flush WC, pedestal wash hand basin, fitted bath with half tiled surround and taps over and access to a Store Room with shelving and water cylinder.

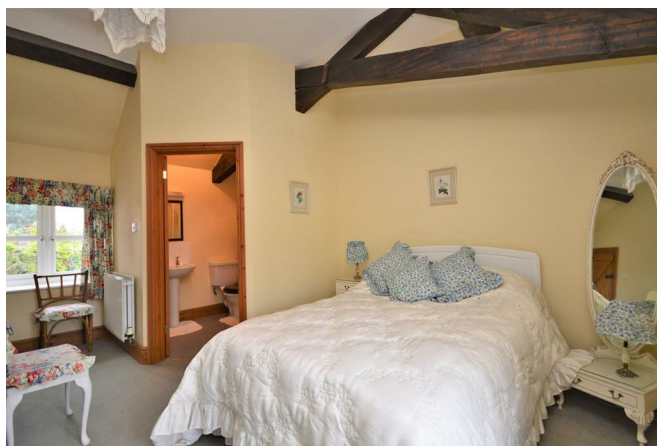
#### Double Garage

Ceiling light, electric power over, storage in roof space, oil tank. There is outside lighting attached to the garage block.

#### Outside

Outside the property there is ample parking for several cars and fantastic rural views over the Herefordshire countryside and farmland.

To the rear there is a large patio area and part laid gardens fully stocked, a small garden shed, surrounded on all sides by walling offering privacy which benefits from the sun in mid afternoon.



Services  
Mains Electricity & Water, Private Drainage, Oil Heating

Council Tax  
Herefordshire Council - Band E

Directions  
From Hereford take the A465 south west. At the Clehonger junction take a right and proceed on the B4349 through Eaton Bishop and Madley on to Tyberton. Once through the village of Tyberton travel for approximately 200 yards past the Church. The private driveway is on the left hand side, denoted by our Jackson Property Directional Board. At the end of the private driveway the property is located in a small development of Tyberton Court.

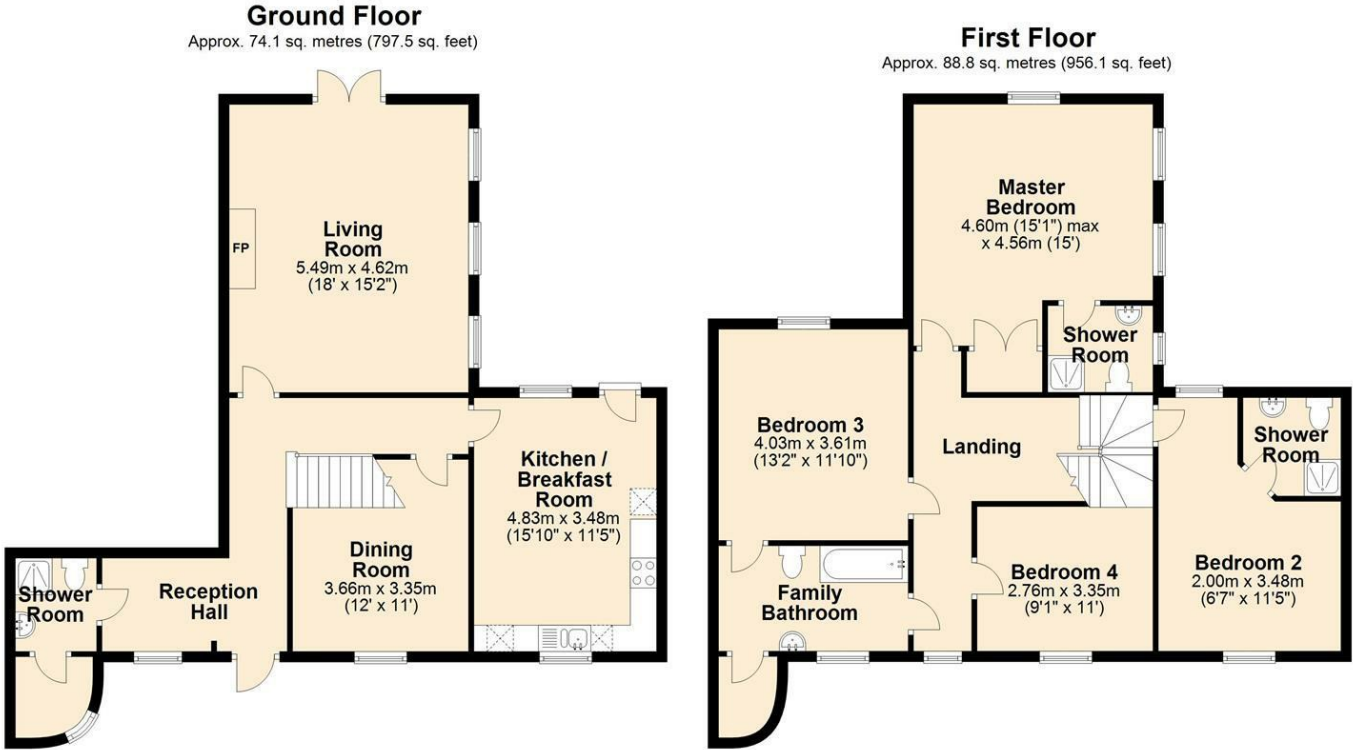
Viewings  
Strictly by appointment. Please contact the agents on 01432 344779 before travelling to check viewing arrangements and availability.

Jackson Property  
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The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status along with any tenancies that may be in place. The buyer is advised to obtain verification from their solicitor or surveyor.

September 2019

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



Total area: approx. 162.9 sq. metres (1753.5 sq. feet)

These Plans are for Identification and Reference Only.  
Plan produced using PlanUp.

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