



Bramble Cottage Brampton Road, Madley, Hereford, Herefordshire HR2 9LU

Price Guide £335,000





**Bramble Cottage Brampton Road  
Madley  
Hereford  
Herefordshire  
HR2 9LU  
Price Guide £335,000**

- Extended Character Cottage
- South Facing Landscaped Gardens
- Set over 3 Floors
- 3 / 4 Bedrooms
- Kitchen Diner with Utility & Separate Lounge
- Master En Suite & Family Bathroom
- Garage and Off Road Parking
- Popular Village Location

**Situation**

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 7.5 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**

The property has a smart frontage with a bloc paved driveway with side access to the garden and access to the front door. The porch is light and airy with dual aspect window and door to

**Lounge.**

Having a feature fireplace with inset burner, front and side aspect windows, character beams and space for a 3 piece suite, a turly wonderful and comfortable living space, with door into the Dining Room.

Being located to the rear of the property, the formal dining room is spacious with stairs to the first floor and an opening into the Kitchen Diner, creating a lovely entertaining space. The kitchen is designed for a cook with lots of surface space, eye level and low level cupboards, space for cooker, dual windows, inset sink and space for a dining table. A separate door leads through to the rear porch/boot room with doors out the to garden and utility.

The utility has worksurfaces, storage cupboards, inset sink and a downstairs WC.

To the first floor are three double bedrooms. Bedroom 2 having built in wardrobes and the master





having an en suite. The landing has a large storage cupboard, stairs to the loft conversion and door to the family bathroom, with a lovely 3 piece suite and shower over the bath.

Currently laid out as a spare bedroom & office space, the loft room is an excellent addition and would suit a variety of uses, having 2 velux windows and good head height.

Externally there is a single garage, currently set up as a workshop, along with a storage shed in the garden. The garden is a sun trap and laid out beautifully, with a variety flowers, shrubs and patio areas, making ideal for outside dining or entertaining.

### Services

All Mains Services Connected

### Viewings

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

### Referral Fees

Jackson Property may be entitled to commission or fee from other services offered to the Client, buyer, tenant or landlord, including but not only the following services: Conveyancing, Mortgage, Financial advice, Surveys etc. A commission or fee is defined as an average of £100+vat per service.

### Coronavirus Jackson Property Policies

The government have allowed the opening up of the Property Industry for England. To Protect our clients, staff & Families, we are insisting you adhere to our policies when conducting an appointment

For appointment to take place you will need to complete a Health Assessment form or answer questions on your health.

You will receive a call on the morning of the appointment to confirm both the time and that the Health Assessment is still accurate.

A maximum of 2 people and a staff member or owner will be allowed per appointment.

All viewers are required to wear disposable gloves and a face covering. If you do not, the appointment may be cancelled.

A Staff member will meet you at the property, which will either be unoccupied or vacated by the owners for the appointment to take place.

We are operating with a zero contact policy and all doors will need to be left open throughout the property.

We ask that you maintain a distance of 2 metres throughout the appointment.

Appointments will take place swiftly and any discussions will be held outside the property nclude outside the property.

You will be asked to take your PPE away with you for safe disposal.

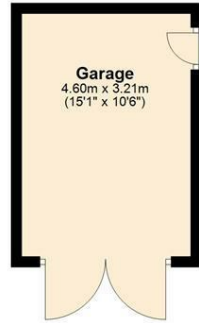




You will be contacted the following day to discuss the next steps.

We are also following the FCO's latest advice (please click on the following link, as the advice is updated frequently).

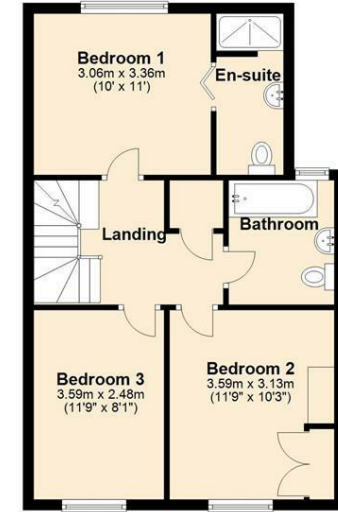
<https://www.gov.uk/guidance/government-advice-on-home-moving-during-the-coronavirus-covid-19-outbreak>



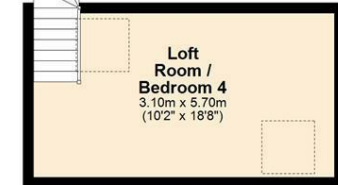
**Ground Floor**  
Approx. 80.5 sq. metres (866.6 sq. feet)



**First Floor**  
Approx. 49.4 sq. metres (532.2 sq. feet)



**Second Floor**  
Approx. 17.7 sq. metres (190.5 sq. feet)



Total area: approx. 147.6 sq. metres (1589.3 sq. feet)

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

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

Jackson Property - for themselves and the owners/landlords of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.