



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

jackson
property

£475,000

Newly Converted Barn | Character Features Throughout | Extremely High Standard Finish | Underfloor Heating | Double Carport & Separate Workshop/Store | Outstanding Views | Private Driveway | Grounds Extending to Circa 0.4 Acres | 3 Bedrooms & 2 Bathrooms | 2 Utility Areas & Dressing Area

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 through 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 carport, 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, 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 wrap around the converted barn, with double carport and separate workshop/store room.

The barn has been finished to an immaculate standard and has underfloor heating throughout downstairs downstairs.

Services

Mains Electricity, Mains Water, Private Drainage, LPG Heating.

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 before travelling to check viewing arrangements and availability.

Jackson Property

for themselves and the vendors 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 must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

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.

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.

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>



To arrange a viewing please contact us on t. 01432 344 779
hereford@bill-jackson.co.uk | www.bil-jackson.co.uk

Ground Floor
Approx. 127.7 sq. metres (1374.9 sq. feet)



First Floor
Approx. 62.7 sq. metres (675.4 sq. feet)



Total area: approx. 190.5 sq. metres (2050.3 sq. feet)

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



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
92-100 A			92-100 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

jackson
property

Address: 45 Bridge Street
Hereford
HR4 9DG

Tel: 01432 344 779
Email: hereford@bill-jackson.com
Web: www.bill-jackson.com

JACKSON PROPERTY for themselves and the vendors 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 must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

