

FOR  
SALE



2 The Withies, Madley, HEREFORD HR2 9PW

£565,000 - Freehold

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## PROPERTY SUMMARY

A substantial detached property, in a convenient rural location with lovely views, 5 bedrooms, excellent living space, double garage and large gardens about 0.5 of an acre.

This individual detached property is pleasantly located on the B4352, surrounded by open countryside in a small hamlet of just 3 properties known as The Withies in the Parish of Shenmore, near to the larger village of Madley (2 miles) on the edge of the historic Golden Valley between the Cathedral City of Hereford (8 miles) and the sought-after market town of Hay-on-Wye (14 miles). Within Madley there are various amenities including a shop/post office, a golf course, tennis club, church, public house and primary school. There are secondary schools in Kingstone and Peterchurch (Fairfield) and the area is noted for its lovely walks with the River Wye being close at hand. The original cottage has been significantly extended and now provides very spacious accommodation with gas (LPG) central heating, ideal for family purposes, which extends to approximately 1776 sq.feet and there is excellent parking, a detached double garage, large gardens (plus small separate paddock) and the whole extends to approximately 0.5 acre.

## POINTS OF INTEREST

- *Substantial detached property*
- *Lovely rural location*
- *Excellent living space*
- *5 Bedrooms*
- *3 Reception rooms*
- *Enclosed garden*
- *Separate small paddock*
- *Viewing advised*



## ROOM DESCRIPTIONS

### Door to the Entrance Hall

Radiator and understairs storage area.

### Downstairs Cloakroom

With WC, wash hand-basin, tiled floor, electric towel rail and window.

### Dining Room

Parquet flooring, radiator, exposed beam-work and side entrance door.

### Lounge

A lovely room with an open fireplace with stone surround, radiator, ceiling timbers, 4 windows.

A door leads from the Entrance Hall into the

### Kitchen/Breakfast Room

Breakfast Room with 2 windows and radiator. The Kitchen is fitted with matching units with worksurfaces and splashbacks, sink unit, built-in electric double oven and microwave, 4-ring hob, gas (LPG) Rayburn, painted ceiling timbers and downlighters, window to front and door to the

### Utility Room/Rear Porch

With plumbing for washing machine, storage units, tiled floor, radiator, electric fuseboard.

### Sitting Room

With an Inglenook-style stone fireplace with feature bread oven, radiator, exposed ceiling timbers and window.

A staircase leads from the Entrance Hall to the

### First floor landing

Hatch to roof space, window and airing cupboard with the gas (LPG) fired central heating boiler.

### Bedroom 1

Radiator, windows to side and rear, connecting doorway to

### Bedroom 2

With built-in wardrobes, hatch to roof space and window to the side.

### Bedroom 3

Radiator, windows to front and rear.

### Bathroom

White suite comprising an enamel bath with mixer tap, electric shower, wash hand-basin and WC, radiator, window and part-tiled walls.

### Inner Landing

Radiator and window.

### Bedroom 4

Range of built-in wardrobes, dressing table, radiator and 3 windows.

### Bedroom 5

Radiator, exposed timbering and window to side.

### Outside

The property is approached via double gates that lead to a tarmac driveway which sweeps around to the side of the property to a rear parking area and the DETACHED DOUBLE GARAGE with double up-and-over doors, light, power and a lean-to potting shed. The property stands in large gardens which are enclosed by hedging and fencing, primarily lawned and well stocked with a range of ornamental shrubs and trees. There are large patio areas, a summerhouse, garden shed and numerous fruit trees. There is also a SEPARATE PADDOCK with a right of way from the main road. Outside lights and water tap.

### Services

Mains water and electricity are connected. Private drainage system. Telephone (subject to transfer regulations). Gas (LPG) central heating.

### Outgoings

Council tax band F - payable 2024/25 £3328.91

Water - rates are payable.

### Money laundering regulations

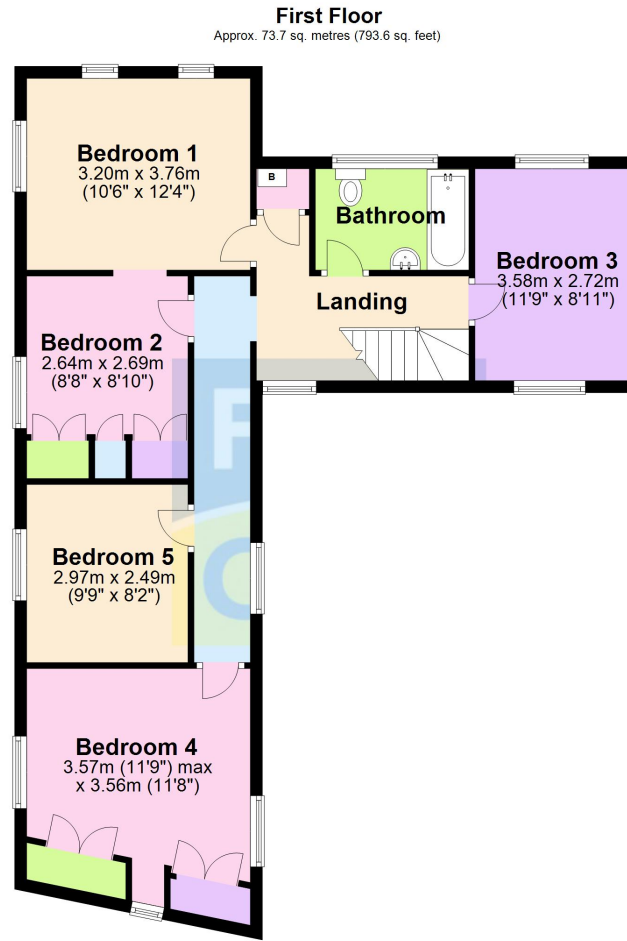
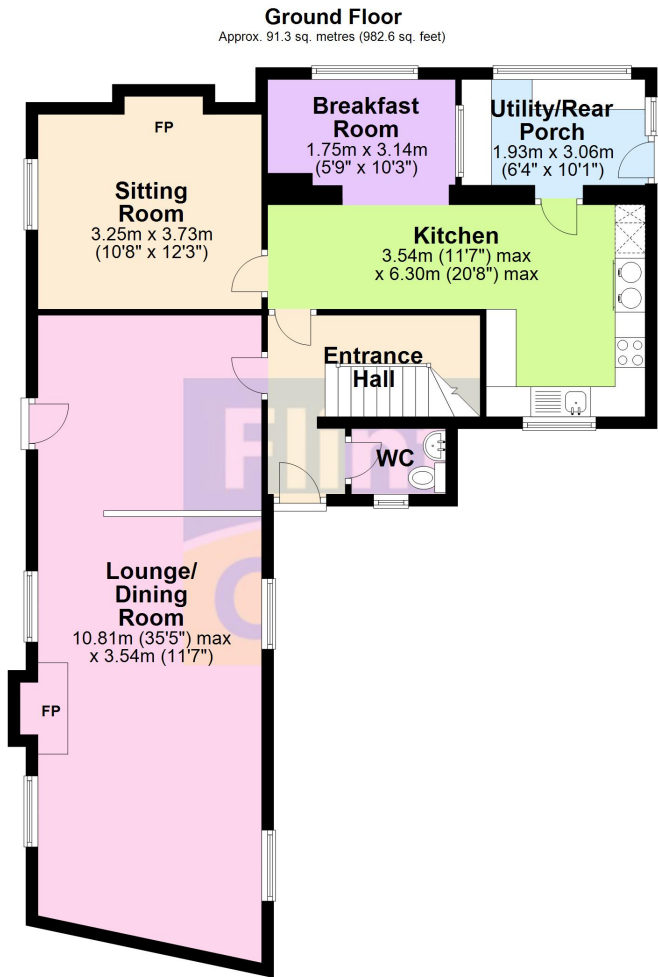
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

### Viewing

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

### Directions

From Hereford proceed on the A465 towards Abergavenny and then, just past Belmont Abbey, turn right onto the B4349. Continue into Clehonger and pass through the village onto the B4352, and proceed through Madley and the property is located on the left hand side, past the left hand turning for Shenmore, as indicated by the Agent's FOR SALE board. What3words - bolsters.games.scribble



Total area: approx. 165.0 sq. metres (1776.2 sq. feet)

This plan is for illustrative purposes only  
Plan produced using PlanUp.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<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>71</b>
	<b>40</b>	
England, Scotland & Wales		
EU Directive 2002/91/EC		