



**Handlands Cross Farm, Madley, Hereford HR2 9JW**

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## Handlands Cross Farm, Madley, Hereford HR2 9JW

A red brick 4 double bedroom, detached property comprising, multiple reception rooms, utility, downstairs shower, boot room, stables, numerous outbuildings, commercial kennels, offices, and planning for further kennel development, set in approximately 8.5 acres of paddocks, gardens and garages.

# £895,000



### Utility/Boot Room

3.8m x 2.2m (12' 6" x 7' 3")

A split level room with exposed wooden beams, radiator, roll top wooden working surfaces, base units beneath, wall units, tiled floor, spot lights, and further storage wall and base units.

Utility Area:

With space and plumbing for washing machine, base units, roll top working surfaces, single bowl sink, hot and cold over and drainer, double glazed window to front elevation, and double glazed window to the rear elevation overlooking stables and rear garden.

Door to:

### Downstairs Shower Room

Fully tiled, with wash hand basin with roll top working surface and mixer tap over, spot light, shower, spot light over, low level WC, double glazed obscured glass window to the front elevation, heated chrome towel rail/radiator, and shaver points.

From the utility room leads to:

### Domestic and Commercial Entrance Hall

Having access to both front elevation, rear garden elevation, and through to the commercial area, ceiling light points, and tiled floor.

From the front reception a bespoke wooden staircase leads to:

### FIRST FLOOR

#### Landing

With exposed wooden beams, wall lights, and oak engineered flooring.

Door to:

#### Bedroom 1

5.4m x 4.0m (17' 9" x 13' 1")

With sash double glazed window to the side elevation with fitted bench seat, two double glazed windows to the front elevation, built-in storage, radiator, carpet flooring, and spot lights.

Door to:

#### En-Suite

With low level WC, electric chrome towel radiator, wash hand basin with hot and cold tap over, wall mounted light with shaver point, bath with mixer tap and shower attachment over, spot lights and loft access.

#### Bedroom 2

3.7m x 3.7m (12' 2" x 12' 2")

3.7m x 3.7m (12' 2" x 12' 2")  
With exposed wooden floorboards continued from the landing, original feature fireplace, single glazed sash windows to both the side and rear elevation, power points, ceiling light point and built-in wardrobe/storage.

#### Bedroom 3

3.4m x 4.0m (11' 2" x 13' 1")

With exposed wooden floors, built-in storage, wall lights, double glazed timber framed window to the rear elevation, radiator, power points and TV point.



### Bedroom 4

3.7m x 2.7m (12' 2" x 8' 10")

With carpet flooring, wall lights, two built-in storage cupboards, radiator, and double glazed timber framed window to the rear elevation.

### Bathroom

With tiled floor and walls, walk-in shower cubicle with glass sliding door, mains shower unit, roll top freestanding bath featured in the room, double glazed obscured glass windows to the front and side elevation, spot lights, extractor fan, low level WC, radiator, wash hand basin with hot and cold tap over, and wall mounted light.

### OUTSIDE

The property is approached from the road, via a large gravelled driveway with a selection of trees and shrubs. At the rear, the beautiful views are towards Peterchurch and the surrounding hills with the outside of the property which alternatively can be accessed from the lounge via french doors, straight out onto a patio seating area, and from here there is a very large lawned area, dispersed with a selection of shrubbery, trees which surround the boundary alongside the lane. The centre of the garden has a feature pergola which creates another seating area with climbing flowering creeper and with the rear garden having a south/south westerly direction the sun will set beautifully behind the property. To the side of the property is an oil tank, and the property benefits from its own water supply which is on a bore hole, with an additional well to the side of the property. There is a small courtyard which also has access from the main lane, with a gate to the secure stable yard where there is three further stables with stable doors, rubber matting, and a tack room and a track with sufficient space to load and unload horses, but also from this courtyard area in turn leads to the garages. At the rear of the stable block are some further storage units plus further storage above the stable block. Beyond here are further storage areas, two carports, two trailer ports, a vegetable plot area and continued from here there are kennels. The property boasts just under 8.5 acres to include eight separate area paddocks which are all fenced, gated, Eleven kennels, gardens and grounds.

### Double Garage

5.6m x 5.8m (18' 4" x 19' 0")

With timber framed doors, timber door at the rear elevation with double glazed integral window, two double glazed windows to the rear elevation and on double glazed window to the side elevation, concrete floor, electric storage heater, power, and lighting.

Opening through to:

### Stable/Storage room

3.68m x 3.85m (12' 1" x 12' 8")

Currently being used as a storage room, but it's been designed to be a stable. Having a stable door, window, concrete floor, ceiling light points, and loft hatch.

### COMMERCIAL AREA

#### Kit/Tack Room

2.0m x 3.25m (6' 7" x 10' 8")

With double glazed window to the front elevation, internal double glazed window to the side elevation through to office, tiled floor, spot lights, loft access, built-in fitted storage, and power points.

Door through to:



#### Feeding Room

With double glazed window to side elevation, ceiling light point, lino flooring, roll top working surfaces, tiled walls, sink with hot/cold tap and drainer, further storage area with base units and working surfaces.

#### Separate WC

With tiled floor, single glazed window to the rear elevation, wash hand basin with hot and cold tap, low level WC and ceiling light point.

#### Kennels

The kennels are constructed of brick and block amounting to 2500 sqft and are split into two sections with eleven kennels in total, with access either side, concrete flooring, drainage, heating, power and water are connected. The first section of the kennels houses the main office.

#### Kennels Office

4.4m x 3.0m (14' 5" x 9' 10")  
The office space has part carpet, lino flooring, desk for office purposes, power, lighting, double glazed window to the side elevation looking through to the kennels, double glazed window to the front elevation, and customer entrance at the side elevation.  
Double glazed door leads to:



#### First Section of Kennels

Having 5 kennels in this section, with external doors on all sides to gain access, access to run & further double glazed door allowing access to:

#### Second Section of Kennels

Having a further 6 kennels in this section, including a family unit, multiple exit points to outside, as well as access to:

#### Utility Area

With sink, drainer, hot and cold tap over, and concrete floor.  
Sliding timber frame door to:

#### Workshop

6.2m x 6.6m (20' 4" x 21' 8")  
With concrete floor, wealth of power sockets, 3 phase electric, two double glazed windows to the side elevation, high ceilings, Planning has been consented in 2019 to convert into further kennels.  
Internal door leads to:

#### Second Workshop/Garage

6.3m x 6.0m (20' 8" x 19' 8")  
With continued workbenches, power points, and lights.

#### OUTSIDE

There are further numerous outdoor storage sheds, outbuildings, car ports and general space to house utility vehicles.

#### Directions

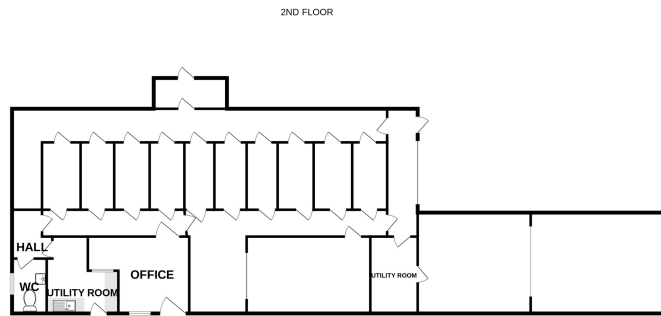
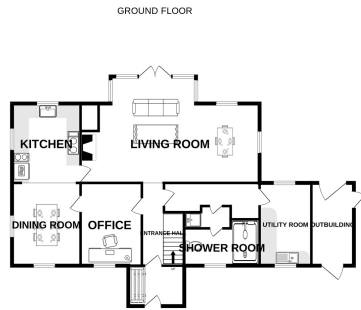
From Hereford City proceed west onto A438, Whitecross Road, at the roundabout take the 2nd exit onto A438 Kings Acre Road, after approximately 5.2 miles turn left onto C1098 towards Bridge Sollers bridge and Madley, after approximately 1.6 miles the property can be found on the right hand side as indicated by the Agents For Sale Board and there is also a sign for Hillview Kennels. For those who use 'What3words'://sparrows.bunch.twist

#### Services


The property has mains electricity. Private drainage. Oil fired C/H. Water is via a bore hole. Also there is a well.

#### Tenure

Freehold



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>92</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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