



Bryn-Golwg,
Madley, HR2 9NN

Offers over
£750,000

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Bryn-Golwg,

Madley
HR2 9NN

****PROPERTY LAUNCH FRIDAY 17TH & SATURDAY 18TH SEPTEMBER - BOOK YOUR PERSONAL VIEWING SLOT TODAY****

A stunning four bedroom detached cottage set in approximately 1.4 acres with additional triple garage and one bedroom flat above making this the ideal multi generational living property. It is also a truly excellent opportunity to live the country life yet only a few miles from the centre of Hereford.

- Detached cottage & annexe
- 1.4 acres garden and paddock
- Triple garage & ample parking
- Four bedrooms; two bathrooms
- Three receptions; family kitchen
- Workshop & outbuildings

Directions

Leave Hereford via Belmont Road (A465) heading towards Abergavenny. Once you have left the city take the right hand turning on to the B4349 signposted to Madley. Proceed for 4.5 miles, passing through Clehonger and after passing The Comet Inn the property can be found on the left hand after approximately 200 yards.



Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

2048.57 ft²
190.32 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

DIAPYTE 360

Introduction

Bryn Golwg meaning Hill View, is a delightful, fully renovated and much loved family home and offers so much it is nearly impossible to list everything! The cottage was purchased in a semi-derelict state by the current owners over 15 years ago and, as property developers, they have imaginatively created a fabulous, multi generational four bedroom family home which provides a main house and a totally separate, independent one bedroom flat for boisterous teenagers or aged parents. In addition there is the triple garage and large timber workshop and a huge amount of parking. The 1.4 acre gardens are a mixture of formal lawns and paddock with many mature trees, shrubs and flower borders.

Often said but never truer than in this case - BOOK YOUR VIEWING TODAY TO AVOID DISAPPOINTMENT!

Main cottage description

Having parked your car in front of your garage, walk up the garden path to the front of the property where you will find the covered open porch area leading to the oak front door. Stepping in to the bright hallway with its oak flooring and doors to the principal room the staircase rises to the first floor. To the right is the main sitting room with double doors leading out on to the sunken patio area, decorative fire place with cast iron open fire grate, ceiling beam and a door leading to the third reception room which the current owners use as a study but could easily be a dining room or playroom and has doors leading out on to the side garden. To the left of the front door is the farmhouse style kitchen with space for a large family dining table, and cottage inspired and fabulous range of wall and base units and wooden worktops, butlers sink and cast iron range (feature only). Double doors again lead out to the front of the property on to the garden. From the kitchen you step in to a snug sitting room with a "Jet Master" open fire. Also from the kitchen you can enter the boot room with door leading to the outside, flagstone floor with sink unit and covered well. Also from here is access to the downstairs cloakroom and separate utility room.

On the first floor are the four bedrooms and two bathrooms. They sit on either side of the landing which could allow them to be used as suites as much as bedrooms. To the right is the main double bedroom with views over the garden from the triple aspect windows, shower room and a further double bedroom. To the left of the landing are two further double bedrooms and the luxurious bathroom with walk in shower cubicle and modern claw footed, free standing, roll top bath.

Separate flat annexe

Located above the triple garage with its own staircase rising from the ground floor in to an open plan living space with sitting, dining and kitchen area with vaulted ceiling and Velux style window. There is a double bedroom again with Velux style window an en-suite shower room and walk-in cupboard.

Triple garage, parking & compound

Block built with rendered elevations and three wooden double opening doors. There is power, light and work bench and is ideal for storing those classic cars, as a workshop or general storage. To the front of the garage is the large gravelled parking area with five bar gate leading off the driveway providing space for numerous vehicles. In addition there is a further secure parking/storage area ideal for motor home, caravan or commercial vehicles.

Workshop

The large timber clad workshop is constructed in a traditional Herefordshire style with upper mezzanine storage area, double doors to the front and personal access door to the side with connected power & light. The building is tucked away out of site and has the benefit of its own entrance off the road.

Garden & paddock

In total there are 1.4 acres and the current owners have created a stunning woodland garden with numerous areas all doing different things and a walk around is essential. Stunning lawns, specimen trees, raised flower beds, patio, sunken patio and paddock which would look fabulous as a wild flower meadow or suitable for chickens or donkey.

Location

The property is located just outside the village of Madley on the B4352. Madley is highly regarded as it is one of the few villages that offers all of the services like post office, village shop, hairdressers, public houses, OFSTED rated primary school, golf course, church & village hall, tennis club and is on a regular bus route. In addition, with the access across The Wye at Bridge Sollars, provides options on roads leading to Hereford City, Hay on Wye or Ross on Wye.

Agents note

All of the land is designated as residential garden land.

There is a covenant on an area of land to the south of the property restricting the erection of any further dwellings/buildings.

The planning for the flat above the garage restricts its usage to "ancillary" accommodation only and is not suitable for renting out on a tenancy or holiday let basis (change of use planning permission would be required to alter its usage).

Services, tenure & council tax

Mains electrics, water & gas

Private drainage to septic tank

Council tax band D *(with improvement indicator)

Freehold

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* Rightmove Intel - HR1, HR2, HR3, HR4, HR5, HR6, SY7, SY8 LD7, LD8

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



