



Canon Bridge, Madley, Hereford, HR2 9JF

Guide Price £600,000

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An Architecturally Stunning and Unique Barn Conversion, providing supremely malleable multi-generational living space and offering up to 4 Double Bedrooms including potential for fully Self-Contained Annexe, all set in a quiet hamlet amid rolling Herefordshire countryside.

Entrance Hall – Second Storey Sitting Room – Open Plan Kitchen/ Dining Room – Utility – Plant Room – Family Room/Study – Wet Room – Principle Bedroom with Ensuite – Further Double Bedroom – Family Bathroom – Attached Garage – Driveway with Parking – Paved Patio – Enclosed Landscaped Garden

The Cart House offers a truly unique property with the curving main body of the original cart lodge being a thing of beauty. The property offers a most unexpected malleability of living space to suit the myriad demands of modern and even multigenerational family life. The Attached Garage could be readily converted and combined with the Family Room and Wet Room into a fully Self-Contained Annexe with its own independent entry (planning permission not required for these works). Even the expansive second floor Sitting Room with its exposed timber roof has been designed to accommodate an additional bedroom and provisions for additional ensuite.

Enjoying a rural location in a quiet hamlet, the property is well situated to benefit from ready access to either the north or south of the county. The neighbouring village of Madley is 1.5 miles away providing local shop, 2 pubs, picturesque church and Ofsted “Good” primary school. Amenity-rich Belmont is 6 miles offering supermarket, petrol station, library and GP, with Hereford City itself only a mile further.

Practicalities

Herefordshire Council Tax Band ‘E’

Gas Central Heating

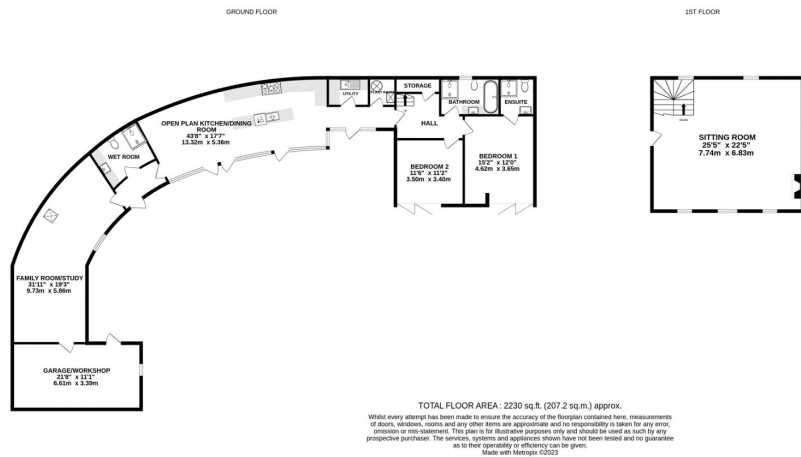
Double Glazed Throughout

Mains Water & Electricity

LPG Gas & Private Drainage

Fibre Broadband Available





- Stunning Unique Barn Conversion
- High Quality Finish Throughout
- Bursting With Original Building Features
- Secure & Private Gated Complex
- Beautiful Secluded Countryside Setting
- Exclusive Enclave of Barn Conversions

