



Canon Bridge, Madley, Hereford, HR2 9JF

Guide Price £535,000

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Represents Standard of Internal Finish – Not Actual Property



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A Stunning Brand New Eco-Friendly 3 Bedroom Attached Barn Conversion, set within an exclusive cluster of newly converted barns in Canon Bridge, Madley.

Entrance Hall – Kitchen/Dining Room – Sitting Room – Bedroom 1 With Ensuite – 2 Further Bedrooms – Family Bathroom – Rear Garden – Driveway

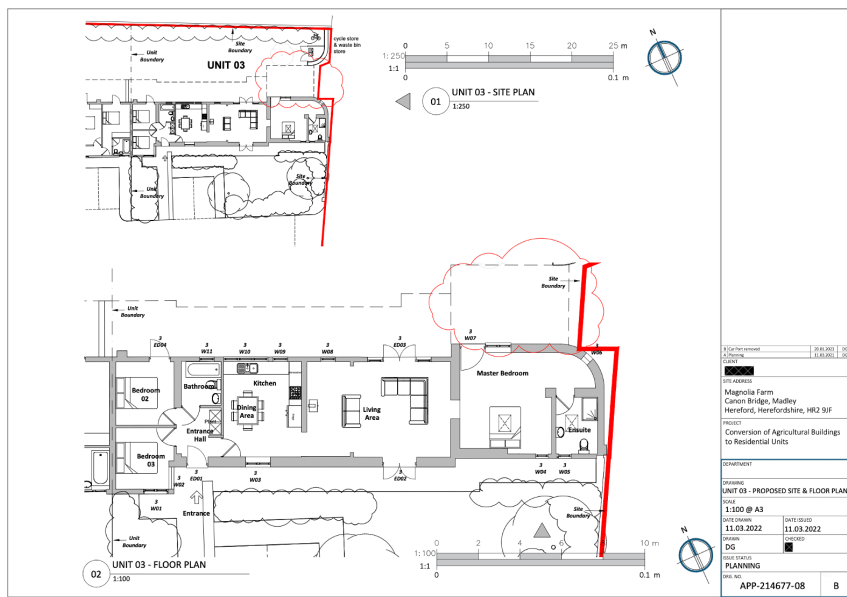
An elegant contemporary barn conversion, offering a gorgeous family home. It pays homage to its agricultural past - retaining and repurposing many original material elements throughout, layering character whilst creating a beautiful home for stylish modern living. Light and with a generosity of space throughout, the barn wears its eco credentials to combat climate change, from solar panels and rainwater harvesting to its hydrogen ready Worcester boiler.

The property enjoys a delightful rural location within the small development of only 4 properties, nestled in the hamlet of Canon Bridge. With the barns' proximity to the SSSI of the River Wye with its established otter population, the developer's commitment to not only preserving but enhancing the ecological diversity of the enclave is clear from the installation of owl and swift boxes, planting of trees, mixed native hedging and banks of wildflowers. Well situated to benefit from ready access to either the north or south of the county, the neighbouring village of Madley 1.5 miles away provides 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 'TBC'
LPG Gas Central Heating
Double Glazed Throughout
Mains Electricity & Water
PV Solar Panels
Rainwater Harvesting
Hydrogen Ready Worcester Boiler
Private Drainage – Treatment Plant





- Brand New Barn Conversion
- Off-Road Parking & Private Garden
- Exclusive Enclave of Newly Converted Barns
- Finished to a Very High Standard Throughout
- Nestled in Herefordshire Countryside
- No Onward Chain

