

Gitnal Farm Madley, Hereford, HR2 9LU

Sunderlands
Residential Rural Commercial

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**Gitnal Farm**
**Madley**
**Hereford**
**HR2 9LU**

Summary of Features

- Detached house
- Three bedrooms
- Two reception rooms
- Useful range of agricultural buildings and yard areas with possible development potential
- Sought after location
- Set in approximately 2.5 Acres
- No onward chain
- Viewings Strictly by appointment only

**Price Guide £550,000**

Nestled in the popular village of Madley, Hereford, this delightful house offers a unique opportunity for those seeking a blend of rural living and potential development. With a generous plot and two separate paddocks roughly measuring 2.5 acres in total, the property boasts a useful range of agricultural buildings and yard areas, presenting exciting possibilities for expansion or alternative uses. The house itself features two spacious reception rooms, perfect for entertaining guests or enjoying quiet family time. There are three well-proportioned bedrooms, providing ample space for a growing family or guests. Additionally, the property includes two bathrooms, ensuring convenience for all residents. Parking will never be an issue here, as the property has a large parking area and driveway, making it ideal for families or those who enjoy hosting gatherings. While the home requires some updating throughout, this presents a wonderful opportunity for buyers to personalize the space to their taste and style.

## Location

Madley is located South West of Hereford City and is well served by regular public transport as well as local amenities including Village Stores, Post Office, hairdressers, excellent Primary School with Pre School, tennis club, golf club, village hall and church. The village is surrounded by farmland and nestles approximately two miles away from the banks of The River Wye and is an excellent walking and hiking area as the famous Golden Valley is only a few miles further West. The sought after market town of Hay on Wye plus the villages of Peterchurch, Kingstone and Clehonger are all nearby.

## Accommodation

The spacious and flexible accommodation comprises: Entrance hall, lounge, lounge/diner, office, kitchen/breakfast room, shower room, three bedrooms and family bathroom.

## Entrance hall

The entrance hall serves as a welcoming space to kick off shoes and hang coats. From the hall, you can access all the principal ground floor rooms.

## Lounge

The lounge serves as the heart of any property, and this one is no exception. Featuring a cozy wood burning stove and a large window overlooking the garden, it creates a welcoming, warm atmosphere. This room not only provides comfort but also acts as a standout feature of the home, offering a perfect space for relaxation and entertainment.

## Lounge/Diner

The additional lounge/diner is a fantastic feature, offering extra space for relaxation or entertainment. The stairs leading to the first floor are a practical addition, while the understairs cupboard provides useful storage. The window overlooking the garden allows natural light to flood the room, enhancing its appeal. The original fireplace with its surround adds character and charm, giving the space a cozy, welcoming atmosphere.

## Office

An office is a highly useful space in modern homes, especially with the rise of remote work and digital connectivity. It provides a dedicated area for productivity, focus, and organization. Depending on the buyer's needs, an office can be adapted for various purposes, such as a home business, study area, creative workspace, or even a guest room.

## Kitchen/Breakfast room

The kitchen/breakfast room is a central hub in any home, offering both functionality and comfort. The kitchen features matching base units for storage, a sink drainer unit, and a window and patio doors that provide natural light and views of the garden and grounds. The room is designed with space for a breakfast table and chairs, making it an inviting area for meals and family gatherings. Additionally, there is ample room for essential white goods, ensuring convenience and practicality.

## Shower Room

A practical shower room on the ground floor is situated off the entrance hall. It includes a shower cubicle, a low-level WC, and a wash hand basin, making it a functional and space-efficient setup. Plumbing for a washing washing can also be located here.

## First Floor

## Bedroom One

Bedroom one is a spacious double bedroom allowing for freestanding furniture. It has a window that offers a beautiful view of the garden and surrounding countryside.



**Bedroom Two**
Bedroom two isn't to different from bedroom one. A double bedroom offering stunning views of the garden and countryside.

**Bedroom Three**
Bedroom three is a compact bedroom featuring a side-facing window again overlooking the garden and grounds.

**Bathroom**
The bathroom features a three-piece suite consisting of a bath, low-level WC, and wash hand basin. It also includes a obscure window for privacy.

**Outside**
The exterior of this property truly enhances its appeal, providing a wonderful sense of space and rural living. To the front, there's generous parking available, offering plenty of room for multiple vehicles, which is further complemented by a practical carport for added convenience and protection. The formal garden, beautifully laid to lawn, is an inviting feature that enhances the property's curb appeal. Enclosed by fencing, it offers both privacy and security, creating a tranquil and secluded outdoor space perfect for relaxation or entertaining. The overall outdoor setup reflects a harmonious blend of functionality and aesthetic appeal, allowing you to enjoy the serene, countryside atmosphere while maintaining practicality.

**Outbuildings & Grounds**

**Access**
Dual Access Points: The property benefits from two points of access:

Brampton Road: Providing access to the domestic area and the back land.

**Outbuildings**
Concrete Block-Built Workshop: A sturdy and functional space, ideal for a range of uses such as storage, craftsmanship, or a small business operation.

Traditional Roadside Timber-Framed Barn: A charming structure with classic design, suitable for agricultural purposes or further development depending on the owner's needs.








## Pastureland
2.5 Acres of Level Pastureland: The property includes approximately 2.5 acres of flat, manageable pastureland, perfect for grazing, equestrian activities, or other agricultural ventures.

Enclosed by Fencing and Hedging: The pastureland is well-defined, with fencing and hedging providing security and privacy.

## Development Potential
Barns' Further Development: The barns currently offer great potential for further development, whether for commercial, residential, or agricultural use, subject to securing the necessary planning permissions and consents.

## Agent notes
Provision will be made for uplift overage at 30% of the increase in value for a period of 30 years from the date of acquisition. Any overage payments will be triggered by the change of use or development of the land or existing buildings other than for agricultural or equestrian purposes.

## Services
We understand mains water and electric are connected to property.

Private drainage/septic tank.

Herefordshire council tax band - D

Tenure - Freehold

## Directions
From our office leave Hereford on the A465 and turn right onto the B4349 signposted
Madley. Go through the village of Clehonger and on reaching Madley turn left at the
crossroads towards the church, continue along this road for approximetly 1/4 mile, the property will then found on the left hand side.

## Anti Money Laundering
The purchaser will be required to provide sufficient identification to verify their identity in compliance with anti-money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti-money laundering checks. This fee is payable at the time of verification and is non-refundable.





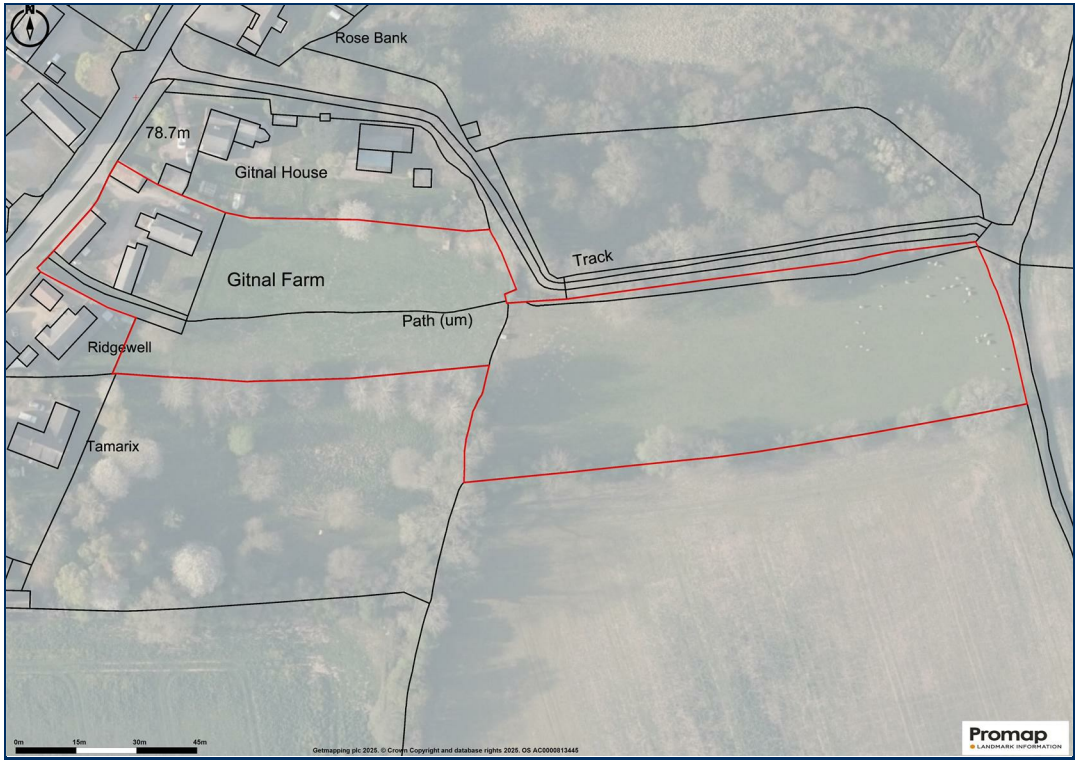








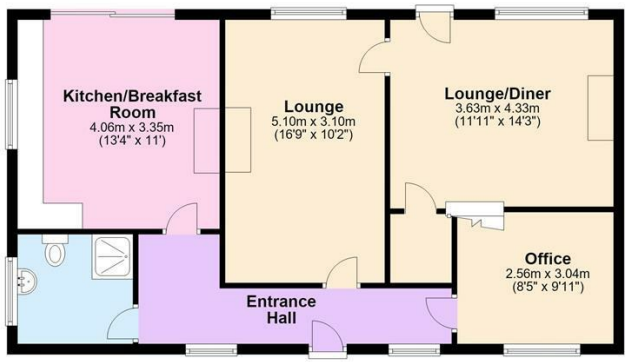



Rose Bank
78.7m
Gitnal House
Gitnal Farm
Track
Path (um)
Ridgewell
Tamarix
0m
15m
30m
45m
Promap
LANDMARK INFORMATION





## Ground Floor




## First Floor




Total area: approx. 130.8 sq. metres (1408.1 sq. feet)


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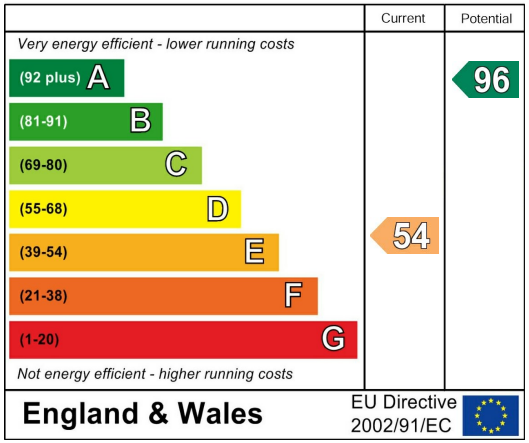
Zoopla.co.uk Smarter property search

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NAEA


## Energy Efficiency Rating





None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.