

Upper Spring House

Tyberton, Madley, Hereford



Upper Spring House
Tyberton
Madley
Hereford
HR2 9PT

- *Charming, converted period barn*
- *Set within a select courtyard development*
- *Spacious and naturally light accommodation*
- *Four bedrooms and three reception rooms*
- *Kitchen/diner with pantry and separate utility room*
- *Attractive private rear garden*
- *Rural location within the Wye Valley*

Hereford 9.7 miles
Hay-on-Wye 12.9 miles
Kington 14.9 miles

INTRODUCTION

Upper Spring House is a deceptively spacious period barn conversion, situated within a select development of converted barns in a wonderful rural setting within the stunning Wye Valley.

The property provides generously proportioned and naturally light accommodation, comprising four bedrooms, three reception rooms, a kitchen/diner with pantry and a separate utility room. The accommodation combines character features, including exposed beams, with practical modern living spaces, making this an appealing rural home.

LOCATION

Tyberton is a small rural settlement situated approximately equidistant between Hereford and Hay-on-Wye. The property occupies a delightful rural position, close to the neighbouring village of Moccas, which is renowned for its historic deer park.

The nearby villages of Madley and Peterchurch provide a range of local services and facilities, with Peterchurch also benefiting from a well-regarded secondary school. More extensive amenities, including a railway station, can be found in the cathedral city of Hereford.

Hay-on-Wye is approximately 12.9 miles away and is renowned as the 'Town of Books', offering a vibrant range of independent shops, cafés, restaurants and cultural attractions. The town is situated on the edge of the Brecon Beacons National Park, providing excellent access to the surrounding countryside and outdoor pursuits.



ACCOMMODATION

Entering through the front door, the entrance hall provides a welcoming and particularly light space, with glazed doors and full-length windows overlooking the front. There is also a useful cloakroom/WC.

The second reception room is a bright and versatile space, benefiting from full-length windows overlooking the garden and double doors providing access outside.

The living room is a light and spacious room with windows to both the front and rear, together with an external door. A fireplace with wood-burning stove provides an attractive focal point and creates a cosy setting for winter evenings.

The kitchen/diner is again a light and well-proportioned room, with a glazed door to the front and windows overlooking the surrounding area. The kitchen is fitted with a range of base units with woodblock worktops, complemented by a ceramic sink, plumbing for a dishwasher and a Rangemaster cooker with gas hob. There is ample space for freestanding furniture and a kitchen table.

A useful pantry provides additional storage, while the separate utility room has plumbing for a washing machine, worktops, sink and a door providing access to the outside.

From the entrance hall, stairs rise to a bright galleried landing, which is flooded with natural light and features exposed beams. The landing provides access to all four bedrooms.





Three of the bedrooms are comfortable and spacious doubles, while the fourth is a generous single bedroom. All bedroom's benefit from large window openings, providing excellent levels of natural light. The principal bedroom also benefits from fitted wardrobes and an en-suite shower room.

The main bathroom is well appointed with a bath, separate shower cubicle, WC and wash hand basin.

Overall, Upper Spring House offers generously proportioned accommodation, with a particularly appealing combination of character features, natural light and practical living space.



OUTSIDE

The property is approached via the development driveway, which leads to a parking and turning area with a carport, garage and store. Please note, whilst the property owns the building, a third party has the right to park one vehicle in one of the carport spaces.

The garage is situated separately from the house and provides useful additional parking and storage. The gardens are principally laid to the front and rear, with mature trees and shrubs providing an attractive setting.

A pathway leads around to the private rear garden, which incorporates gravelled and paved areas interspersed with trees and shrubs. A covered pergola provides a delightful, sheltered seating area, ideal for outdoor dining and entertaining, with further storage space available.

The garden is enclosed by close-boarded panel fencing, providing a good degree of privacy.

SERVICES

Mains electricity, mains water, shared private drainage and oil-fired central heating. Please note that the services or service installations have not been tested.

TENURE

Freehold with vacant possession upon completion.

MOBILE & INTERNET CONNECTION

Please refer to Ofcom by using the following link:

www.checker.ofcom.org.uk.

COUNCIL TAX BAND

Herefordshire County Council Band "F"

DIRECTIONS

What3words ///miles.anchorman.suspect



NOTES

Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

Sunderlands LLP for themselves and for the vendors or lessors of this property, whose in the employment of Sunderlands LLP has any authority to make or give any representation or warranty whatever in relation to this property.

REGISTERED OFFICE: Offa House,
Hereford. HR1 2PQ REGISTERED NO:
OC338911

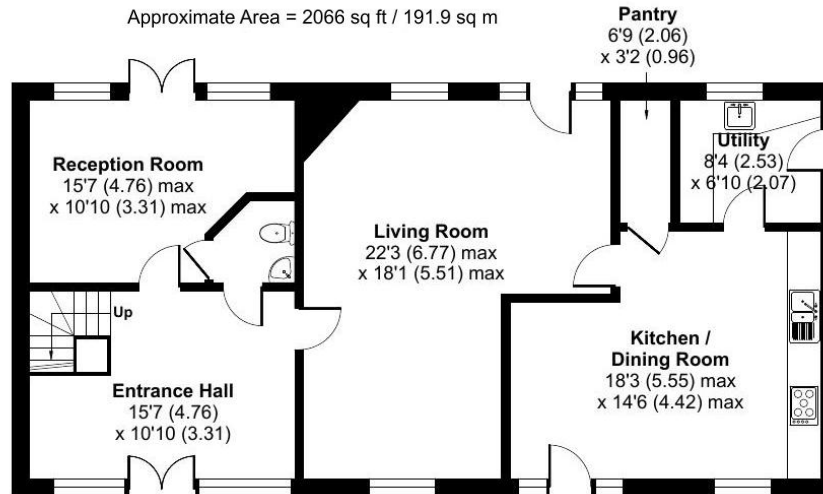
ANTI MONEY LAUNDERING CHECKS

The successful purchaser/s will be required to provide sufficient identification to verify their identity in compliance with the Money Laundering Regulations. Please note that a small fee of £15 + VAT per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

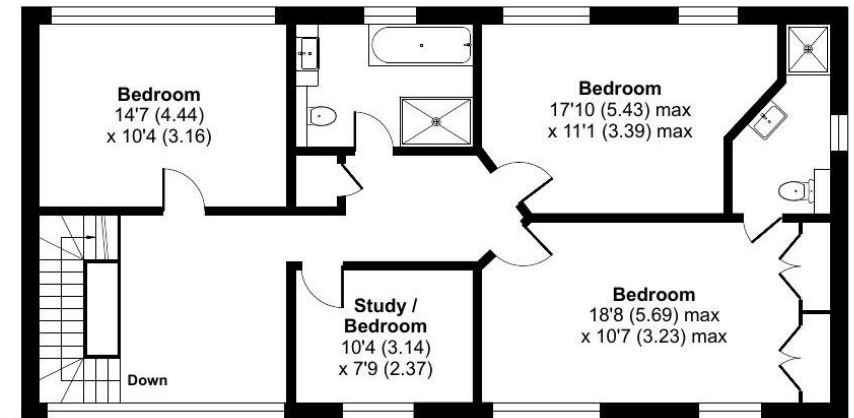


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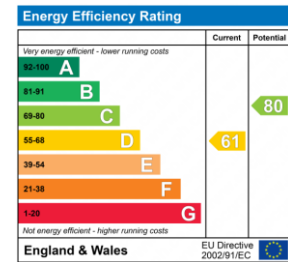
Approximate Area = 2066 sq ft / 191.9 sq m



GROUND FLOOR



FIRST FLOOR



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Sunderlands. REF: 1499917