



THE FOLLY

Ox Pastures Marden HR1 3EU





**The Folly  
Ox Pastures  
Marden  
Herefordshire  
HR1 3EU**



A very individual detached house beautifully presented throughout, together with a triple garage with guest suite, two holiday cottages, landscaped gardens, stabling and paddocks, in all extending to approximately 2.25 acres.

**Guide Price £975,000**

The Folly is well situated in open countryside and is protected by its own land and with only one other property nearby it offers considerable privacy. Only a few minutes away lie the villages of Marden and Bodenham, which between them offer a range of local facilities, with more extensive services at the market town of Leominster and at the cathedral city of Hereford.

In our view 'The Folly' offers an all too rare opportunity to buy an individual country property which has been well cared for and is versatile enough to offer enough space for a large family, or can offer income potential, if required. The main house is well proportioned and full of character and charm, whilst benefiting from double glazing, oil fired central heating, oak joinery, a spacious and well fitted kitchen and plenty of outside space. For the car enthusiast there is a triple garage and extensive parking with a very comfortable guest suite above. Two immaculate one bed cottages then offer ancillary space and the opportunity to provide income as holiday lets, or rentals. The gardens are level, and well-tended and three separate field enclosures adjoin a purpose-built stable block ideal for equestrian use.

On arrival, a covered porch and oak front door leads into a reception hall with understairs storage and doors to a useful study, which provides a quiet space to sit and work. The sitting room is a good size and has a fireplace and fitted wood burner, fitted carpet, windows to side and doors leading into the garden room. With windows overlooking the gardens and land and two sets of double doors to outside the garden room is a lovely space to sit and relax and includes a gas fire for colder days. The L-shaped kitchen/ breakfast room is undoubtedly the main hub of the house and has a flagged floor, shuttered windows, exposed timbers and a well-designed kitchen offering plenty of cupboard space. A brick fireplace incorporates both a two-oven oil fired Aga and a two-oven electric Aga offering plenty of cooking options with other appliances include a dishwasher and fridge. The kitchen is then supported by a good-sized utility with all the usual fittings, a cloakroom and a stable door to outside.

On the first floor there are three very comfortable bedrooms, two with en suite shower rooms and excellent views, as well as a master suite with windows to both the front and rear, a range of built in wardrobes

and a very comfortable en suite bathroom, with both bath and separate shower.

**Outside**

The Folly is approached by a right of way over a track and then by its own private drive and extensive parking area to the front. From here access can be gained to two beautifully presented one bedroomed holiday cottages, both well appointed throughout with fitted kitchens, double glazing, shower rooms and private garden space.

Close to the main house a triple garage offers plenty of storage space and includes power and lighting with three sets of double doors to the front. An external staircase gives access to a first-floor guest suite, ideal for teenagers, with a large bedroom and en suite shower room.

The gardens and grounds are then well enclosed by fencing and mature hedging with large level lawns surrounding the house interspersed with herbaceous and shrub borders. A large patio adjoins the garden room at the rear and makes the most of the evening sun.

The drive continues to one side and leads down to the paddocks and stables which are ideal for equestrian use. With two loose boxes, a tack room and feed stores there is plenty of space as well as power and water. The land is then divided into three enclosures and together with the gardens extends to approximately 2.25 acres.

**Services and Considerations**

Mains water and electricity connected. Private drainage.

Main heating oil fired and electric.

Tenure Freehold. Council Tax: E / EPC Rating D 58/77

Mobile Phone Coverage Vodaphone & EE / Broadband EE

It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. These and any matters relating to Rights of Way should be checked with your Solicitor or Surveyor.

**Prospective purchasers:** Upon submitting an offer, we will require by law, proof of ID for all buyers. A picture ID and a separate address ID together with proof of funding.





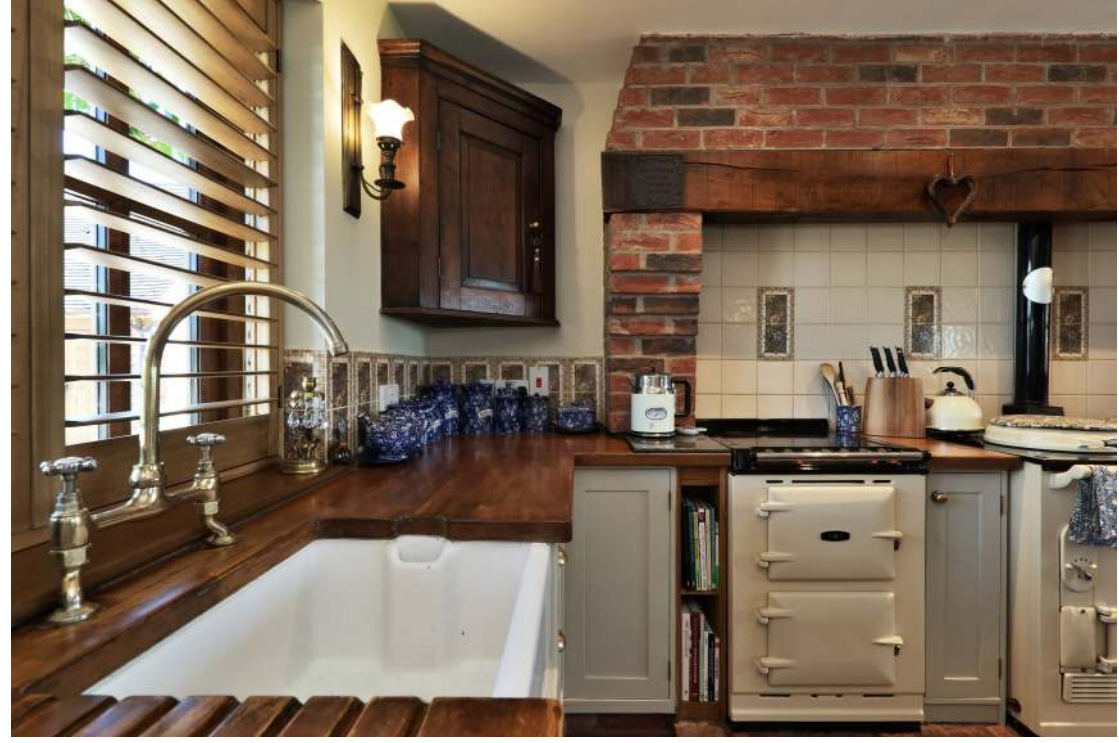




Reception hall leads through to study & sitting room through to garden room







L-shaped kitchen/breakfast room supported by a good-sized utility







Master suite with en suite bathroom with a further two bedrooms with supporting en suite shower room





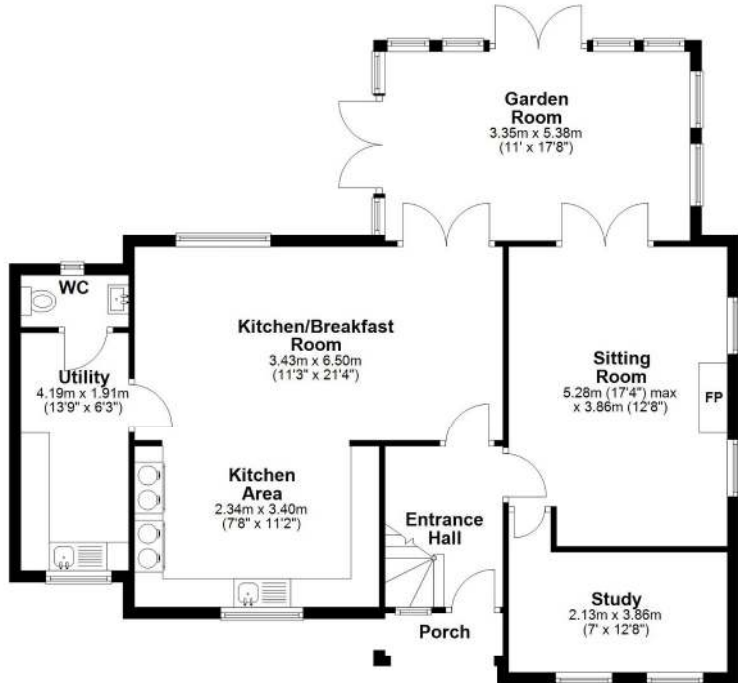
**Directions ///transmits.skins.used - HR1 3EU**

From Hereford take the A49 towards Leominster and Shrewsbury, and after 3 miles turn right for Moreton on Lugg and Marden. Continue for approximately ½ a mile passing over the railway line and river bridge and after a further half a mile turn left towards Marden. On entering the village turn left towards Bodenham and continue for just over 1 mile passing a large farm on the right. After a dip in the road, turn left onto a track and after a short distance bear right and the entrance to The Folly will be found on the left.

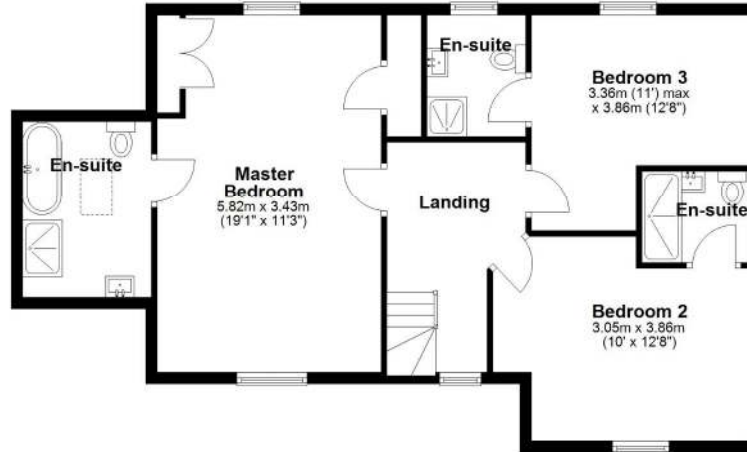




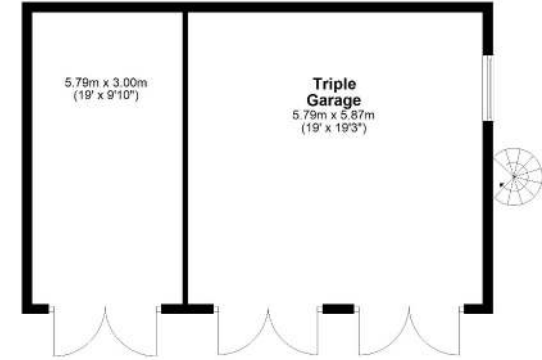
**Ground Floor**  
Approx. 97.4 sq. metres (1048.9 sq. feet)



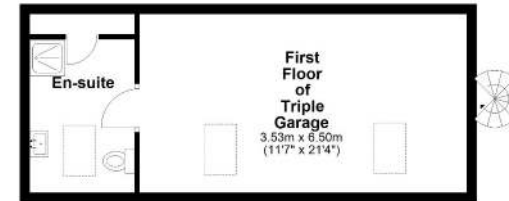
**First Floor**  
Approx. 70.0 sq. metres (753.6 sq. feet)



**Ground Floor**  
Approx. 51.9 sq. metres (558.8 sq. feet)



**First Floor**  
Approx. 30.7 sq. metres (330.2 sq. feet)



Total area: approx. 82.6 sq. metres (889.0 sq. feet)  
Plans created by Brookes Bliss Ltd - Plans are not to be assumed as accurate and are not to scale.  
Plan produced using PlanUp.

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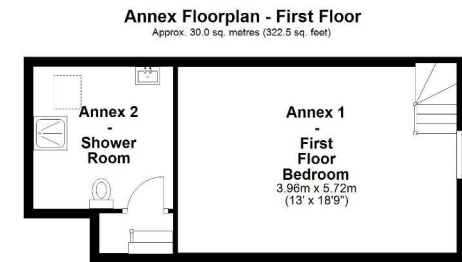
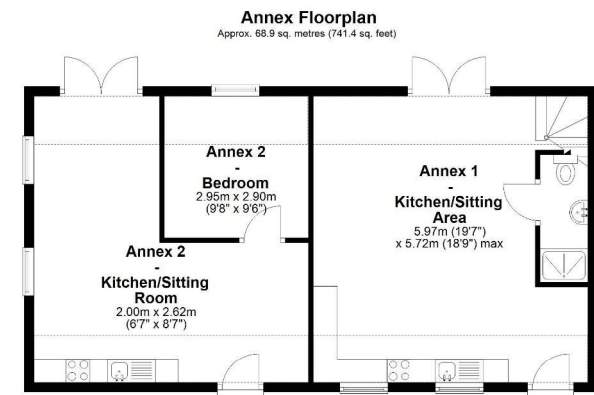
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Total area: approx. 98.8 sq. metres (1063.9 sq. feet)  
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