



VERN HALL
Marden, HR1 3EX



**Vern Hall
Marden
Herefordshire
HR1 3EX**



Forming part of a small quiet enclave of individual properties, a very attractive and well-established detached barn conversion, set in large and mostly south-facing gardens, with fine views towards Dinmore Hill and Queenswood Arboretum. Vern Hall was originally a traditional brick and stone barn, sympathetically converted into an attractive house with many character features. It has been updated with extensive hardwood joinery, wood flooring and oak-braced doors to all the ground floor rooms. All the fitted bookshelves, cupboards and doors have been hand-crafted by a local cabinet-maker in solid oak

Guide Price £715,000

Situation and Description

Vern Hall occupies a very pleasant rural location at the end of a council maintained no-through road, where a cluster of four individual period properties enjoy a very peaceful setting. Local services are only a short drive away at the nearby villages of Marden and Bodenham, with more extensive facilities at the market town of Leominster (7 miles), and the cathedral city of Hereford (8 miles) both having rail links to other parts of the country.

Once part of The Vern Estate, Vern Hall is an attractive detached barn conversion that offers very comfortable, versatile accommodation and which benefits from air-source heat pump heating and solar-PV electricity, double glazing throughout, a spacious master suite and a choice of reception rooms. There are fine views to the west over farmland to Dinmore Hill and Queenswood Arboretum where there is a constant change of colour with the changing seasons. The gardens are a good size, and close to the main house lies a solid, mostly stone barn which currently provides garage and workshop space but has potential for a variety of uses, subject to planning.

On arrival, a pathway leads to a covered porch and a solid oak front door that opens into a welcoming, dual aspect reception hall with hardwood floor, feature stone window seat, fitted cupboard and door to cloakroom. The main living room lies in the centre of the barn and includes a brick fireplace with stone hearth and fitted wood burner, exposed timbers, a range of fitted cupboards and shelving, wall lights and glazed doors to the rear gardens with lovely views to Dinmore Hill. To the front of the house a good-sized conservatory makes the most of the southerly aspect and includes a hexagonal tiled floor and direct access to the gardens. The practical kitchen is south-facing and has a tiled floor along with granite work surfaces, a deep fill sink, plenty of cupboard space and several built-in appliances

including a Neff double oven, 4 ring hob and extractor, as well as space and plumbing for a dishwasher, washing machine and fridge/freezer. Adjoining the kitchen a separate dining room is ideal for entertaining, with a hardwood floor, exposed timbers and direct access to the living room. A separate study offers a quiet space to work and enjoys a dual aspect with hardwood flooring and fitted cupboards and shelving to one wall.

From the reception hall, a fully carpeted staircase leads up to a light and spacious first-floor landing and four good bedrooms. The master suite offers plenty of space and includes a walk-in wardrobe/dressing room and an excellent en-suite shower room with twin sinks and cupboards below. All the bedrooms have attractive views over the gardens to countryside beyond and are supported by a large family bathroom which has a freestanding roll top bath on claw and ball feet and a separate shower cubicle.

Outside

The property is approached from a quiet council-maintained no-through lane which leads to the side of Vern Hall where an excellent open fronted stone barn (30'6 x 25'6) offers covered parking for three cars as well as an internal workshop (10'8 x 8'8) and utility room (9'5 x 8'8) with sink and plumbing for a washing machine. The barn has a concrete floor as well as power and lighting and could offer potential for conversion subject to approval.

The gardens are a good size extending to 0.6 acre and lie to the front, side and rear of the house. Laid mainly to lawn they are well established and include a variety of herbaceous borders, an ornamental pond, a few mature trees and a large patio at the rear which provides a lovely outside dining space with distant views to the west. In addition, the gardens are well enclosed on all sides with traditional stone walls and estate fencing and have gated access from the lane at two points.



Main living room leading through to the conservatory and dining room









Three further bedrooms with supporting large family bathroom







Open fronted stone barn



Directions

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From Hereford proceed for 3 miles north on the A49 towards Leominster and Shrewsbury before turning right into Moreton on Lugg. Proceed through the village, continue over the railway line and river bridge and continue for a further 0.5 of a mile before turning left at the next T junction for Marden. On entering Marden village bear left again and continue on this road for approximately 1.5 miles towards Bodenham. Note a black and white cottage on the right called 'Kitten Gate' and turn opposite this cottage signposted for The Vern. Continue on this small lane for 0.5 of a mile and Vern Hall will be seen straight ahead beyond wrought iron railings, adjacent to an old Oast House at the end of the lane. Bear left and the entrance to the property will be found on the right-hand side.



Services and Considerations

Mains electricity and water, private drainage and a mixture of air source and solar powered central heating.

We understand that the solar panels provide an annual income of approximately £1,200.

Tenure: Freehold

Council Tax Band F / EPC Rating D 56/86

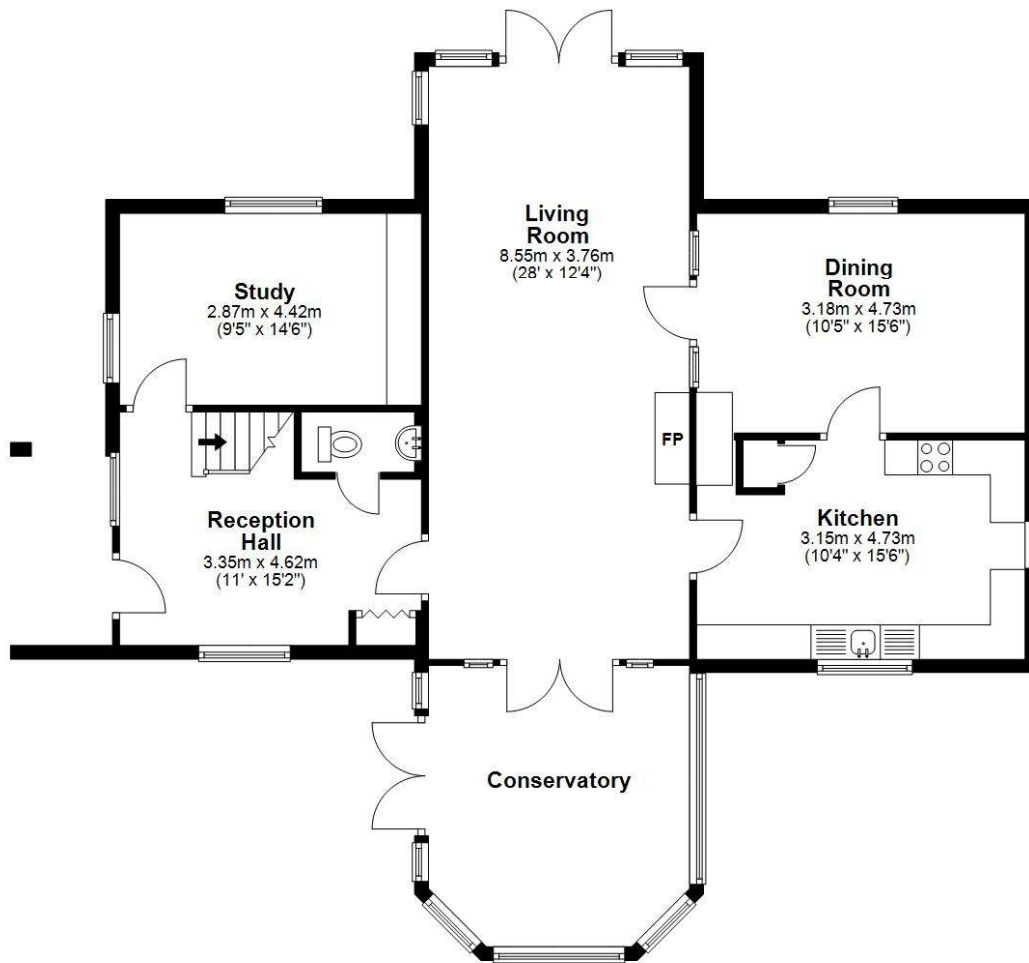
Mobile coverage 02, Three, Vodafone, EE

Broadband Gigaclear Fibre

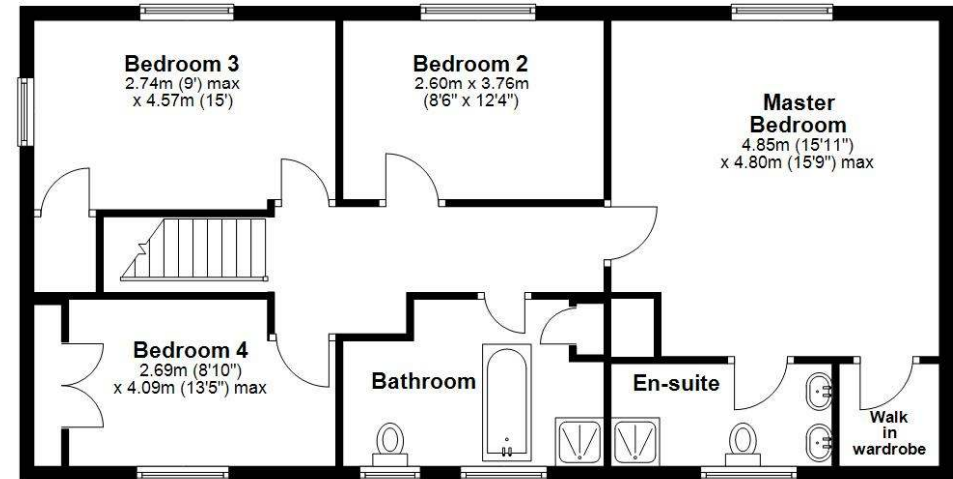
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Prospective purchasers: Upon submitting an offer, we will require proof of ID by law for all buyers. A picture ID and a separate address ID together with proof of funding.

Ground Floor



First Floor



Total area: approx. 200.8 sq. metres (2161.6 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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