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## Vern Hall, Vern Lane, Marden, Hereford, HR1 3EX

*'Located to the north of Hereford City between the villages of Bodenham and Marden, a superb four bedroom, detached barn conversion set in around 0.6 acres with the main garden being south facing and set to the front'*

**NEW INSTRUCTION**

**£785,000 (Freehold)**

Residential Sales and Lettings



# Vern Hall, Vern Lane, Marden, Hereford, HR1 3EX

## LOCATION

The property is located in a superb countryside position between Bodenham (2 miles) and Marden (2 miles), to the north east of Hereford. In the village of Bodenham is a doctors surgery, primary school, church, public house, garage and shop and the village of Marden has a local shop, church and primary school. Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

## DESCRIPTION

The subject property is a very well presented, four bedroom detached barn conversion, which has the benefit of central heating, double glazing, a three bay car port and garage storage area with utility room. The property sits in around 0.6 of an acre with fantastic gardens and views across open countryside. The property comprises entrance hall, study, cloakroom, sitting room, dining room, kitchen, conservatory, first floor landing with access to four bedrooms, en-suite shower room to the master bedroom and family bathroom. In more detail the accommodation comprises:

## ON THE GROUND FLOOR:

### Entrance Hall

4.62m (15'2") x 3.35m (11') (maximum)

Side aspect solid oak entrance door leading to the entrance hall with front and side aspect double glazed windows with the front aspect window having a feature window seat, panelled radiator, stairs to the first floor, storage cupboard, exposed wooden flooring, feature beams, door to the study, sitting room and cloakroom.



### Cloakroom

With low flush wc, wash hand basin with tiled splash back, panelled radiator and wooden flooring.

### Study

4.57m (15'0") (maximum) x 2.92m (9'7")

With side and rear aspect double glazed windows, panelled radiator, wooden flooring, feature beams and bespoke oak fitted book shelves and cupboards created by a local joiner.





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## Sitting Room

8.53m (28'0) x 3.78m (12'5) (maximum)

With side and rear aspect double glazed windows, French doors opening to the garden, wood burning stove with brick surround, oak mantel and stone hearth. Wooden flooring, television point, bespoke oak fitted book shelves and cupboards created by a local joiner. Doors to the dining room, kitchen and conservatory.



## Conservatory

5m (16'5) (maximum) x 3.18m (10'5)

Of timber construction with double glazed windows and French doors leading to the garden, two grape vines, electric radiator and tiled flooring.

## Kitchen

3.15m (10'4) x 4.7m (15'5) (maximum)

With front and side aspect double glazed windows, a range of units with granite work surfaces, comprising 'Belfast' style sink tiled splash backs, base units under, matching wall units, integrated electric Neff double oven, Neff electric hob with Neff cooker hood over, plumbing and space for washing machine, space for dishwasher, panelled radiator, storage cupboard, tiled flooring, feature beams and door to the dining room.



## Dining Room

4.72m (15'6) x 3.18m (10'5)

With rear aspect double glazed window, feature beams, panelled radiator, wooden flooring and door with glazed panels either side to the sitting room.





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## ON THE FIRST FLOOR:

### Landing

With feature beams, coved ceiling, access hatch to loft space with pull down ladder and light, doors to bedrooms and bathroom.

### Bedroom 1

4.83m (15'10) (maximum) x 4.62m (15'2)

With rear aspect double glazed window, feature beams, panelled radiator, walk-in wardrobe, two wall lights, coved ceiling and door to en-suite shower room.



### En-Suite Shower Room

3.23m (10'7) x 1.88m (6'2)

With front aspect double glazed window, shower cubicle with thermostatically controlled shower, low flush wc, two sink units with base units under and tiled splash back, partially tiled wall surround, heated towel rail and coved ceiling.



### Bedroom 2

4.55m (14'11) x 2.84m (9'4)

With side and rear aspect double glazed windows, built-in wardrobe with hanging rail and shelf, panelled radiator and coved ceiling.

### Bedroom 3

3.76m (12'4) x 2.62m (8'7)

With rear aspect double glazed window, panelled radiator and coved ceiling.

### Bedroom 4

4.09m (13'5) x 2.46m (8'1)

With front aspect double glazed window, panelled radiator, double wardrobe with hanging rail and shelf and coved ceiling.





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## Bathroom

3.73m (12'3) x 2.82m (9'3) (maximum)

With two front aspect double glazed windows, shower cubicle with thermostatically controlled shower, roll top bath, pedestal wash hand basin, low flush wc, partially tiled wall surround, heated towel rail and radiator combined, coved ceiling, heated airing cupboard and wooden flooring.



## OUTSIDE:

The property is set in approximately 0.6 of an acre. To the front of the property the main south facing garden is laid to lawn interspersed with various trees leading to a large patio area with feature pond and gate leading to the side of the property where the path gives access to the entrance door, rear garden and three bay car port (30'1 max by 25'6 max). Garage storage area (9'11 x 9'4) with up and over door. Lockable utility room (9'4 x 8'8) with plumbing and space for washing machine, stainless steel sink drainer unit, base units under and power and lighting.

To the rear of the property the garden is again laid to lawn with a fantastic patio area with views across to open countryside. The garden is enclosed by a mix of traditional stone walling and classic estate fencing and hedging.





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### SERVICES

It is understood that mains electricity and water services are connected to the property. The drainage is to a private septic tank. The central heating is via an air source heat pump, partially powered by the property's own PV installation (solar panels). High speed full fibre broadband available. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

### COUNCIL TAX BAND F

Payable to Herefordshire Council

### VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

### DIRECTIONAL NOTE

Proceed out of Hereford along the A49 Hereford to Leominster road, on reaching the village of Moreton On Lugg turn right and proceed through the village, over the railway line and continue to the T-junction. At the T-junction turn left and proceed into the village of Marden. Take the second turning left and following the road for approximately 1.7 miles. Turn left opposite a black and white house called 'Kitten Gate' into a no through road signposted The Vern and follow the lane for 0.5 mile all the way down to the end where you will see its name plate on the side of its open-fronted barn/garage.

### FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony J Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit [www.watkinsthomas.co.uk](http://www.watkinsthomas.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.guildproperty.co.uk](http://www.guildproperty.co.uk) or [www.onthemarket.com](http://www.onthemarket.com).



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24th April 2024  
ID37911

## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

### Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

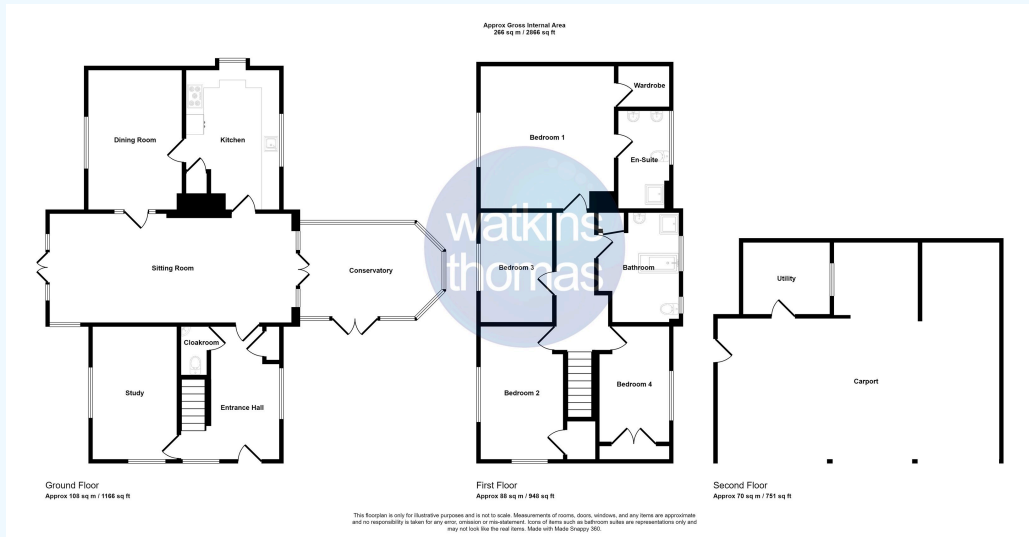
- the average energy rating is D
- the average energy score is 60



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## FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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