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Ridge Acre, Longlands, Marden, Herefordshire, HR1 3ES

'In a screened position above a country lane, a detached dormer residence which is set in mature one third of an acre gardens and grounds, and in a position from which distant country views are enjoyed as far as The Welsh Hills in the distance'

£435,000 (Freehold)

Residential Sales

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LOCATION

Ridge Acre is located in an area known as Longlands and sits on a slight ridge in glorious countryside which facilitates the property having exceptional views across undulating Herefordshire countryside to the ranges of The Welsh Hills in the far distance. The property is located about five miles north of the outskirts of the Cathedral City of Hereford, north of Sutton St Nicholas and is easily accessible to the range of amenities available in Marden and Bodenham. Neighbouring villages combined offer educational establishments, churches, village shops, community halls and public houses and countryside walks are within easy reach. 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

Ridge Acre is an individually designed 1960's dormer style residence which is both centrally heated and double glazed. With an added porch to the front the property opens to an entrance hall off which there is a cloakroom, bathroom and first bedroom with doors then opening to the south westerly facing sitting room through to the dining room with each having open views, including to The Welsh Hills in the distance. From the dining room a door opens to the re-fitted kitchen and on the first floor there are two further bedrooms and a shower room. From the landing the best view is enjoyed over glorious countryside.

As mentioned before the house is set just above the village road and is approached over a block pavior driveway which runs to the garage and parking and at the rear there is an extensive garden area, with the whole site extending to just over a third of an acre. To fully appreciate the wonderful plot and its position in the surrounding countryside the agents highly recommend a viewing to appreciate all that this fine home offers. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Enclosed Entrance Porch

4.14m (13'7) x .74m (2'5)

With a large double glazed sliding patio door to the front, double glazed windows to the side, ceramic floor tiles and with a door with adjacent reeded glass panels to the:

Entrance Hall

3.2m (10'6) x 2.26m (7'5)

With recess having stairway off, wall mounted thermostat, pair of doors to a cloaks cupboard with shelf and a pair of cabinets over. Radiator and doors open to the bathroom, bedroom 1 and door to a reeded pair of glass doors to the sitting room.



Cloakroom

1.83m (6'0) x .91m (3'0)

With a low level modern wc, part tiled walls, double glazed window, ceramic floor tiles and radiator.

The Sitting Room

6.35m (20'10) x 3.33m (10'11)

With a double glazed window enjoying a fine panoramic outlook across rolling Herefordshire tree lined countryside to rising hill ranges in the distance. Second double glazed window enjoying a further view and with coved ceiling, radiator and marble fire surround and hearth with living flame gas fire. A pair of reeded glass doors then open to the:

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Dining Room

4.19m (13'9) x 3.05m (10')

With a pair of French double glazed doors which open to and overlook the rear garden with tree lined countryside beyond and enjoying an outlook over countryside to The Welsh Hills including Hay Bluff in the far distance. Coved ceiling, radiator and with a double glazed window overlooking the side garden. Door to:



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The Kitchen

3.33m (10'11) x 3.05m (10')

With a double glazed window to the side overlooking an agricultural yard to countryside in the distance. The kitchen is extensively fitted with modern soft close base cupboard and drawer units with wood grain effect working surfaces over, upstand, matching eye level cabinets and counter lighting. Single drainer stainless steel sink unit with mixer tap, recess with plumbing for washing machine, recess for dishwasher, electric oven with four ring gas hob over and cooker hood above. Sunken ceiling lights, ceramic floor tiles, radiator and a door to the rear porch.



Bedroom 1

3.35m (11'0) x 3.23m (10'7)

With a double glazed window, radiator and a pair of doors to an under-stairs cupboard with louvre fronted doors and storage shelving.

Bathroom

1.98m (6'6) x 1.78m (5'10)

With white suite comprising bath with a mixer tap and thermostatically controlled shower unit over, vanity wash basin with mixer tap with adjacent cupboards and cabinets with mirror fronted doors over. Tiled walls, radiator, further electric towel radiator and double glazed window.



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ON THE FIRST FLOOR:

Landing

2.57m (8'5) x 1.75m (5'9) (widening to 7'8)

With desk space and a dormer window from which an exceptional view is enjoyed. Radiator and airing cupboard with insulated hot water cylinder.



Bedroom 2

3.91m (12'10) x 3.66m (12')

With a picture double glazed window with a view over gardens to tree lined countryside in the distance. Radiator and extensively fitted with double and single wardrobe cupboards, tallboy drawer units, bedside units and dressing table area.

Bedroom 3

4.22m (13'10) x 3.02m (9'11)

With a window overlooking the garden and over an agricultural yard to rolling Herefordshire countryside with tree lined hills in the distance. Radiator and an eaves storage cupboard.



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Shower Room

2.57m (8'5) x 1.63m (5'4)

With a tiled shower cubicle with electric shower unit, low level wc and vanity wash basin with mixer tap and cupboards below. Part tiled walls, doors to eaves storage area, radiator and further electric radiator.



OUTSIDE:

After an initial short distance of tarmac a pair of wrought iron gates in brick pillars open to an expanse of block pavior and parking space which is edged and runs to the principal front door, to the side of the property and the REAR PORCH/SHELTER (8'4 x 5'6) which has an electric up and over door which opens to the GARAGE (17'2 x 8'9) with electric light and power points and in which is housed the wall mounted gas fired boiler which provides central heating and domestic hot water. At the rear of the garage there is a GARDEN STORE/TOOL STORE (8'10 x 3'0) with electric light and power points.

Ridge Acre is set on an exceptional mature plot which, to the roadside, has a dense deciduous hedge. Choosing to run to the east there is an expanse of lawn with numerous trees and shrubs including a rhododendron, a viburnum, mature conifer and stock roses. Within the garden area there are fruit trees including a pear and apple, a specimen Magnolia. The gardens then sweep around the property. Within the garden area there is a paving stone patio area with pebble terrace with seat over. There is also a GARDEN STORE. There are numerous further roses, a clematis and buddleia. The south western boundary is created with an evergreen hedge. The exceptional gardens surrounding the property have been formed over the last fifty years.



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Agents Note

The property has historically enjoyed a second means of access

COUNCIL TAX BAND E

Payable to Herefordshire Council

BROADBAND & MOBILE PHONE

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

SERVICES

It is understood that mains electricity, gas and water services are connected to the property. Drainage is to a private system. 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.

VIEWING

Strictly by appointment through the agents, telephone Hereford [\(01432\) 272280](tel:01432 272280) .

DIRECTIONAL NOTE

From central Hereford proceed north east for the length of Aylestone Hill and on the outskirts of the city continue over the roundabout sign posted Sutton St Nicholas. Continue along this road for about 4.1 miles passing through Sutton and continuing north towards Bodenham and then take the left hand turning sign posted Marden. Continue for 0.1 of a mile and the property will be denoted on the left hand side.

FOR FURTHER INFORMATION

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

28th May 2025

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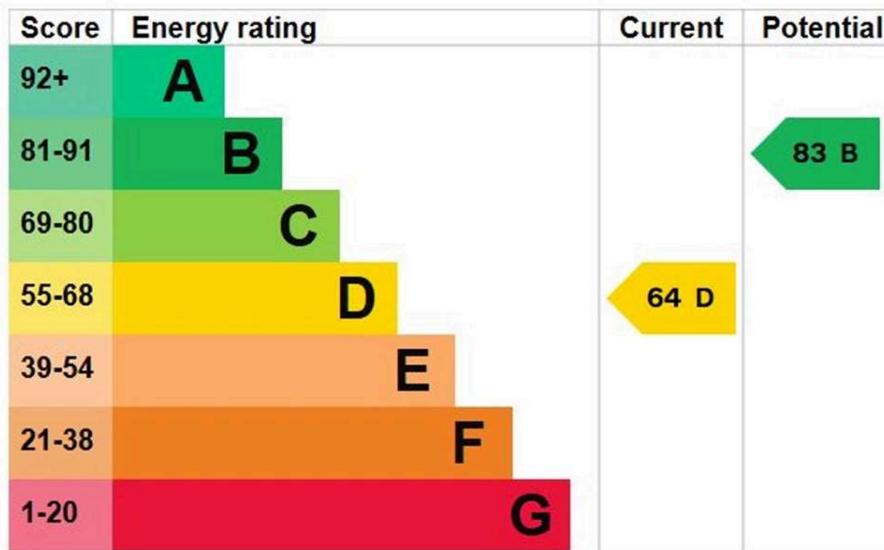
ENERGY PERFORMANCE CERTIFICATE

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.](#)



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.

