



The Firs & The Old Stables, Marden, Hereford HR1 3EN



The Firs & Old Stables
Marden
Hereford
HR1 3EN

Summary of features

- A fine detached country home.
- Six year old, two bedroom detached annex.
- Paddock and formal gardens – in total about **three acres**.
- Much character with period features.
- Plenty of parking, double and single garage.
- No onward chain.

Price Guide: £795,000

Description

Standing on the edge of this well served village bordering open farmland, this fine detached residence forms accommodation ideal for a family. The Firs is a detached period house which has been extended and remodelled over the years but still retains many of its original features and character. The accommodation is arranged over two floors with modern gas central heating and briefly comprises three Reception rooms, Kitchen/Breakfast room, Garden room, and to the First Floor, four bedrooms and a further Bathroom. Adjacent to the main house is ancillary accommodation, a superb detached two bedroom Annex offering accommodation for a live-in relative or supplementary income. Both properties are set in formal well stocked gardens with an adjoining two acre paddock, plenty of parking as well as a double garage. An internal inspection is highly recommended. No ongoing chain.

Situation

Set on the fringes of this popular well served village just four miles north of Hereford centre. Marden has a shop, café, primary school, church and some lovely walks around surrounding countryside.

Accommodation

Accommodation in more detail as follows:

A wide full length Canopy Porch

With ornate glazed front door leading to –

Reception Hall

With radiator, stairs to First Floor, deep understairs cupboard.

Sitting Room

With exposed floorboards, fireplace with raised grate, marble surround with mirror over, radiator and sash window to front.

Dining Room

Having exposed floorboards, sash window, fireplace with fitted wood burning stove, recess cupboards to either side with pine doors.

Inner Hallway

Pantry

With shelving, cold slab, window, old meat hooks.

Snug

With fireplace (not in use), window to front, radiator.

Kitchen/Breakfast Room

Having range of pine fronted units to both base and eye level, work surface area with stainless steel double draining sink, plumbing space for washing machine, cooker space, double glazed window and radiator.

Inner Hallway

With radiator.

Bathroom

Comprising bath, WC low flush suite, wash hand basin, double glazed window, radiator, airing cupboard housing hot water cylinder.

Garden Room

Double glazed window, doors to outside and door to garage.

From the Reception Hall stairs lead to the First Floor.





First Floor

Landing

Being split level with wood spindle banister, with small seating area with window overlooking the paddock and beyond.

Bedroom One

Having radiator, sash window, fireplace with raised grate and exposed floorboards.

Bedroom Two

Having radiator, sash window and exposed floorboards.

Bedroom Three

Having radiator, sash window and exposed floorboards.

Bathroom Two

Comprising bath, WC low flush suite, wash hand basin, two double glazed Velux windows, radiator and linen cupboard.

Bedroom Four/Study

With sash window and radiator.

Outside:

A 5 bar gate with brick pillars and gravel drive leads to a parking area and to the garage.

Garage

Having up and over door, window, wall mounted gas central heating boiler, power and light.

The drive extends to a further double garage block.

There is a second front gate and further drive offering additional parking area. The remainder of the front is laid to formal lawns with brick front walling topped with iron railings with areas of lawn, flower beds and shrubs with central feature of further flowerbeds, Yew tree and climbing pear. Access can be gained to either side of the property to a further garden area which is laid to lawn with a paved seating area with dwarf brick walling and again, with a variety of shrub beds and mature trees including Willow.



Ancillary Accommodation:

Adjacent to the main house is **Old Stables** which was constructed approximately six years ago as ancillary accommodation, ideal as an Annex or potential income and briefly comprises.

Double glazed door to –

Porch

With double glazed windows and door to –

Reception Hall

With electric heater, airing cupboard housing hot water cylinder.

Kitchen/Living Room

A superb open plan L shaped room with seating, living/dining area with double glazed windows and double glazed double doors overlooking the gardens and the paddock, electric radiators.

Kitchen Area

Having a range of base and eye level units with work surface area, stainless steel sink and sink drainer unit, plumbing space for washing machine, cooker space and fridge space.

Bedroom One

Having an electric radiator, double glazed window.

Bedroom Two

Having fitted wardrobes with electric radiator and double glazed window.

Shower Room

With shower, WC low flush suite, wash hand basin, double glazed window and radiator.

Detached double garage 6.32 x 6.30 with twin double doors, power and light, pitched roof and window.

The remainder of the garden area is again laid to lawn enclosed with hedging with mature Walnut tree.

The paddock which adjoins the gardens extends to about 2 acre and has a separate road vehicle gate, is level and fenced and adjoins farmland. Ideal for buyers with horses or hobby farming.





Services:

Mains, water, electricity and gas. Private drainage.

Council Tax Band – E (*The Firs*)
A (*The Old Stables*)

Agents Note:

The paddock has a 50% overage restriction for building. Further details can be obtained from the selling Agents.

Tenure:

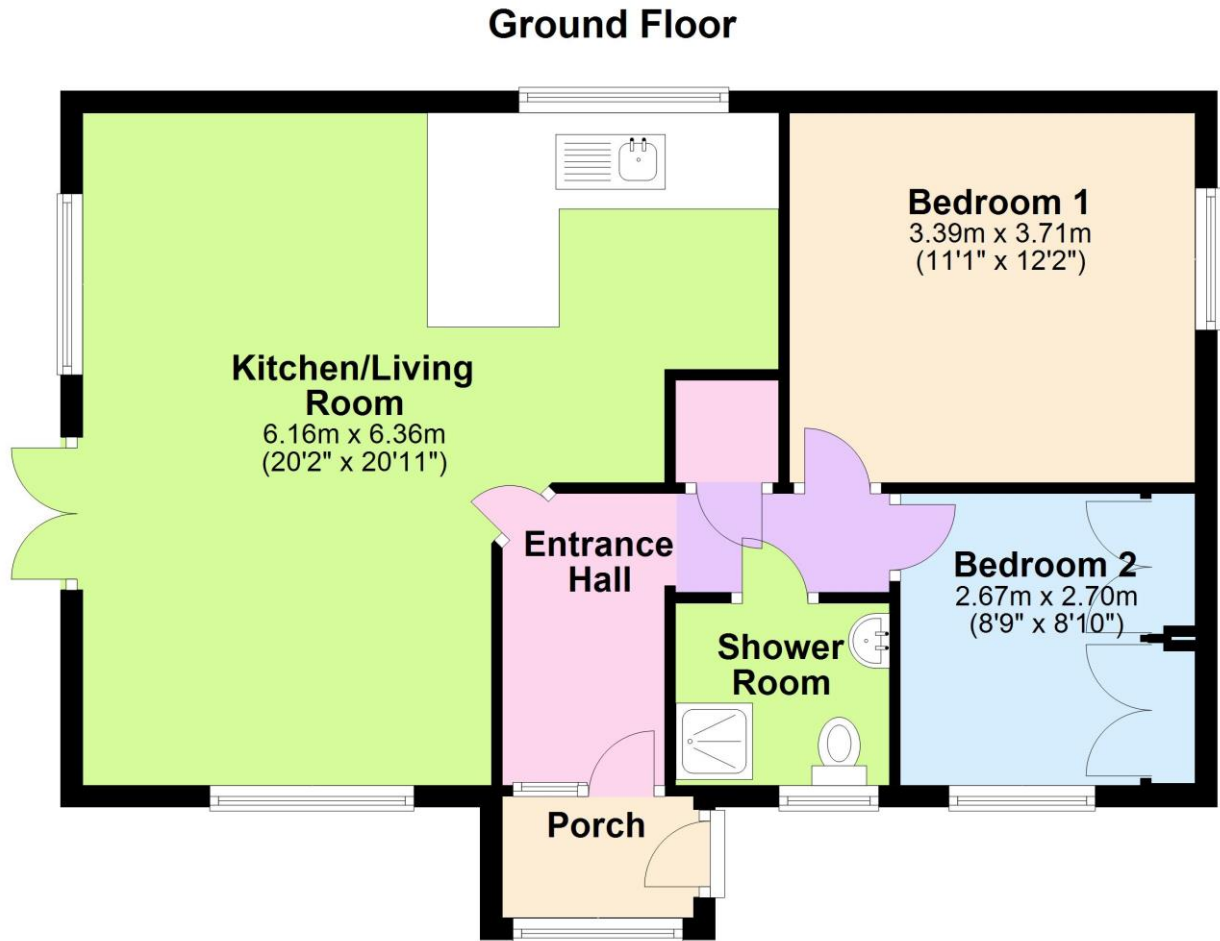
Freehold.

Directions:

Proceed out of Hereford over the top of Aylestone Hill until reaching the roundabout with the A4103. Continue straight over following the signs to Sutton St Nicholas. In the village, take the first left and follow the signs to 'Marden'. On approaching Marden pass the church entrance on the left hand side and after about 500 metres the property should be seen on the right hand side.

What3words:

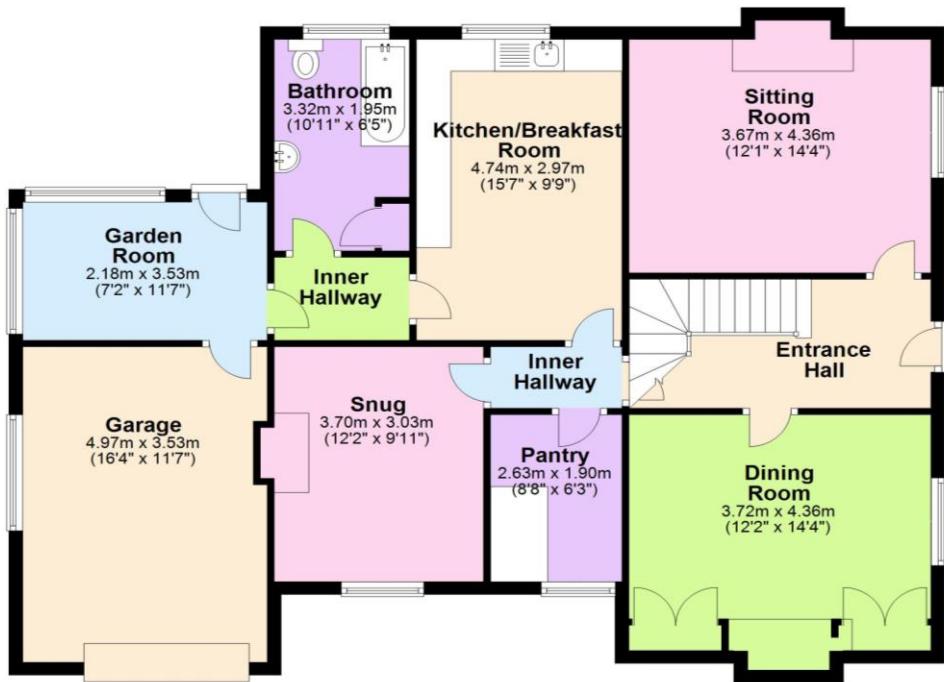
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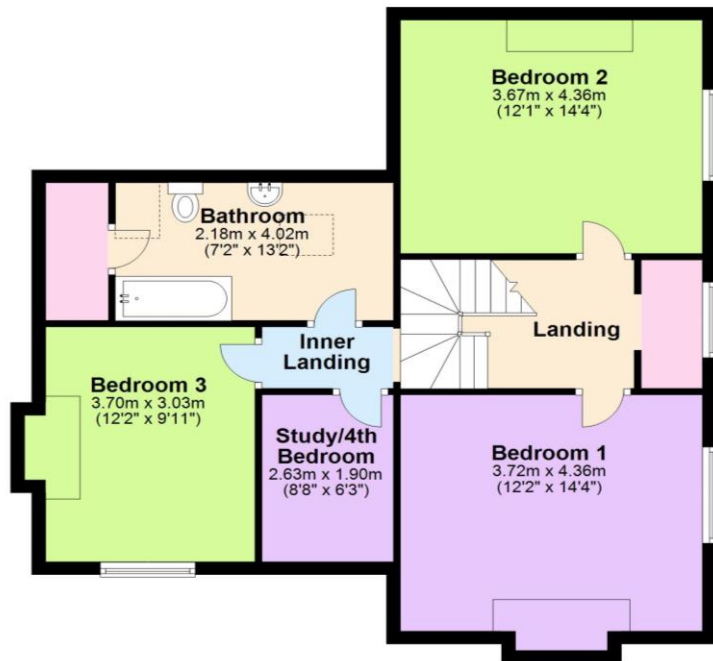
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 96 A |
| 81-91 | B | 82 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Floor plan produced for identification only. Not to Scale
Plan produced using PlanUp.

Ground Floor



First Floor



Floor plan produced for identification only. Not to Scale
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
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| 69-80 | C | | |
| 55-68 | D | | 68 D |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | 4 G | |

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