



Meadow View, Litmarsh, Hereford HR1 3EZ





Meadow View
Litmarsh
Hereford
HR1 3EZ

Summary of features

- Newly constructed 3/4 bedroom detached family home
- Set in approximately 5 acres
- 13m x 12m agricultural building
- Level plot with access into paddocks with stabling
- More land available by separate negotiation

Asking price Offers in excess of £850,000

Situation

Litmarsh is a small hamlet just 2 miles north of Marden. Marden has a good range of amenities including Post Office with village store, primary school, church and a regular bus service to and from Hereford.

There are a number of lovely countryside walks throughout Litmarsh itself and the surrounding hamlets of Venns Green and The Vault with Bodenham village just 1.5 miles north with a further range of village amenities.

Litmarsh is well-placed for travelling north on the A49 towards Leominster and east on the A417 towards Bromyard, Malvern and Ledbury.

Description

A very well constructed detached family home which comprises an entrance hall, spacious sitting room, kitchen/dining room, utility and WC. From a galleried landing there are 4 bedrooms (including possible office) and the master suite has a Juliette balcony enjoying a fabulous rural outlook and a door into a walk-in wardrobe/dressing room.

Formal gardens with gravelled drive surround the property and the land is split into two larger paddocks with a small orchard and a large agricultural building (13.4m x 12.2m) with gravel surrounding. A temporary stable structure opens onto one of the paddocks and is included in the sale.

Accommodation

Entrance Hall

Having stone floor, oak staircase to first floor, under stairs storage cupboard and door to –

Sitting Room

Having windows to the front and side together with windows and doors to the rear overlooking the patio.

From the entrance hall, a door leads to –

Kitchen/Dining Room

A large open-plan room split into two sections, all with stone flooring. Dining area has space for dining table, windows and doors onto rear patio, door into utility and the kitchen area has central island with space for stools beneath, a matching range of wall and base units, integrated dishwasher, space for American style fridge freezer, space for Range with extractor hood over and composite 1.5 bowl sink drainer unit. Window to the front.

Utility Room

Having work surface with space for white goods beneath, window to the front, door to the side and door to –

WC/Boiler Room

With WC and window to the rear.

First Floor

Landing

Having floor to ceiling window overlooking the rear garden, door to –

Family Bathroom

Having corner shower cubicle, WC, wash basin, bath and window to the front.

Bedroom 1

Having Juliet balcony and windows overlooking the rear garden, door to –

Walk-In Wardrobe/Dressing Room

With plumbing to be converted to En-suite and Velux roof lights

Bedroom 2

Having window to the front.

Bedroom 3

Having window to the rear



Bedroom 4

Having window to the front

Outside:

Approached along a private drive serving just 4 other dwellings, Meadow View is accessed through an electric gate onto a large and level drive/parking area predominantly laid to gravel with concrete surrounding the **agricultural store 13.4m x 12.2m** which has light, power and two large doors to the front.

A fabulous patio surrounds the property itself and opens onto a formal lawned garden. To the side, there is a raised bank providing a lovely seating area which overlooks the two paddocks which measure approx. 3 acres and 1.5 acres, enclosed by stock-proof fencing.

Beyond the agricultural store there is a block of 3 stables in a further enclosed area, a small enclosed orchard and space for further storage to the side of the agricultural store.

Services:

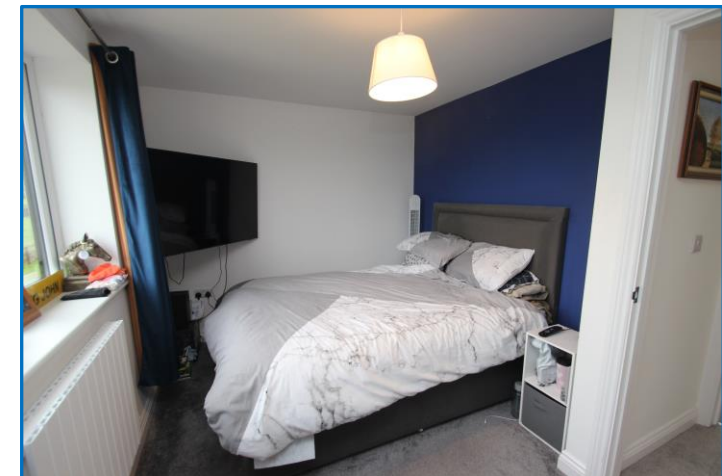
Mains electricity and water, private drainage

Directions:

Leave Hereford travelling North on the A465 Aylestone Hill. At the roundabout continue straight over, signposted Sutton/Bodenham. Pass through the village of Sutton St Nicholas for 5 miles, taking the left-hand turn sign posted The Vault/Litmarsh. Continue along this country lane for approximately 1 mile and the entrance to White Gate Farm can be found on the left-hand side, with Meadow View located at the top of the cul-de-sac.

What3words:

///overdone.bulb.trooper







Sunderlands

Hereford Branch

Offa House, St Peters Square,
Hereford HR1 2PQ

Tel: 01432 356 161

Email: hereford@sunderlands.co.uk

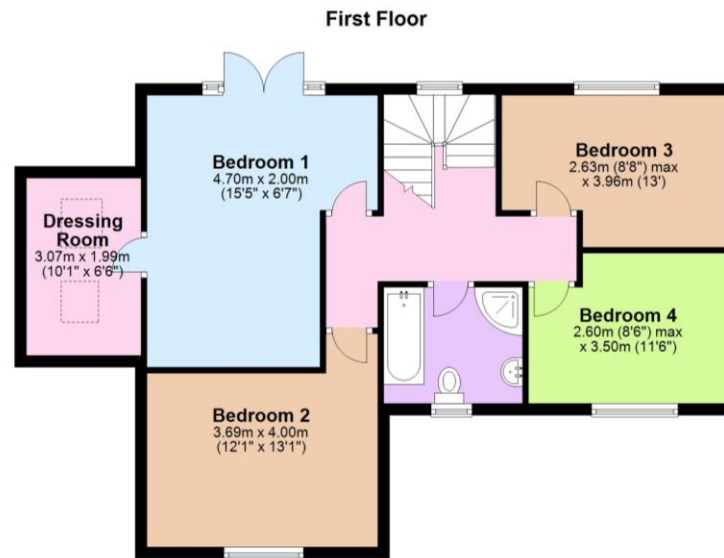
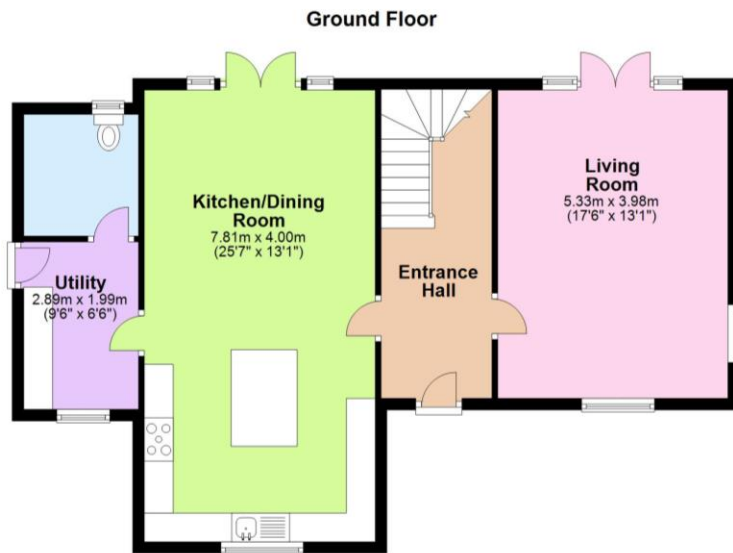
Hay-on-Wye Branch

3 Pavement House, The Pavement,
Hay on Wye, Herefordshire HR3
5BU

Tel: 01497 822 522

Email: hay@sunderlands.co.uk

www.sunderlands.co.uk



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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