



Meadow View Litmarsh, Marden, Hereford - House with land, HR1 3EZ



Sunderlands
Residential Rural Commercial



**Meadow View Litmarsh
Marden
Hereford - House with land
HR1 3EZ**

Summary of Features

- Newly constructed 3/4 bedroom detached family home
- Set in approximately 8 acres of land
- 13m x 12m agricultural building
- Level plot ideal for equestrian interests with access into paddocks with stabling
- Sought after location
- Motivated vendor

Asking Price £800,000

Welcome to this stunning property located in the sought-after area of Litmarsh, Marden, Hereford. This four-bedroom detached family house, built in 2022, offers a perfect blend of modern living and countryside charm. One of the most exciting features of this property is the approximately 8 acres of ground that comes with it. Imagine the possibilities - from creating your own vegetable garden to having space for your furry friends to roam freely. Additionally, the large agricultural building provides ample storage space or could be repurposed for various activities. This well-presented property is ideal for those looking to escape the hustle and bustle of city life while still being within reach of modern amenities. Don't miss out on the opportunity to make this house your home in the heart of the English countryside.

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.

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 equestrian paddocks which measure approx. 3 acres and 1.5 acres, enclosed by stock-proof fencing. Further beyond is an additional paddock measuring roughly 3.5 acres.

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.

What3words

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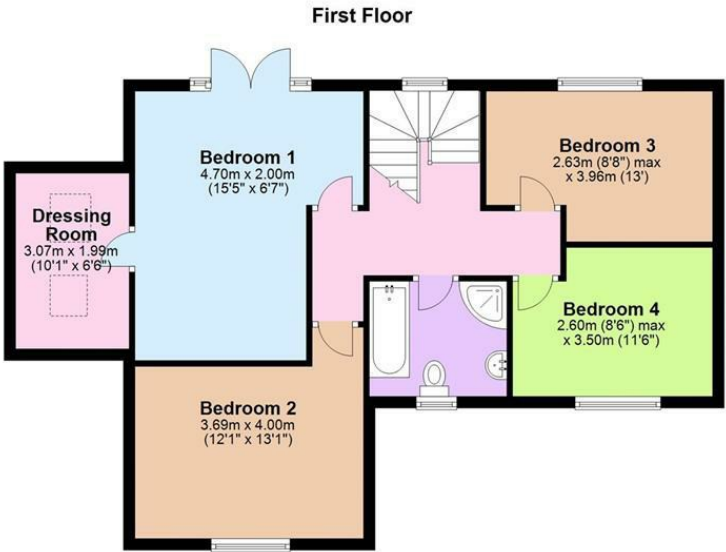


Directions

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	










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