

BUTTS ASH

MARSTON, PEMBRIDGE, HEREFORDSHIRE HR6 9JB



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DETACHED RURAL PROPERTY WITH OUTBUILDINGS & LAND

4-bedroom property | Outbuildings with potential for alternative uses (subject to consent) |
Large level lawn areas | Private driveway and parking | Set within 6.09 acres of pastureland

FOR SALE BY PRIVATE TREATY

IN ALL ABOUT 6.09 ACRES (2.46 HECTARES)

OFFERS IN THE REGION OF £750,000

Location

Set on the edge of the peaceful hamlet of Marston, near the picturesque village of Pembridge, Butts Ash enjoys a stunning rural position in North West Herefordshire. Surrounded by rolling countryside and close to the Powys border, it offers both seclusion and convenience. Local amenities in Pembridge include a primary school, farm shop, two pubs, and a café. The property is easily accessed via Marston Lane, with excellent links to Kington (5 miles), Leominster (10 miles), Ludlow (18 miles), Hereford (20 miles) and Worcester (37 miles). Leominster, Ludlow, Hereford & Worcester also provide rail connections.

Description

Butts Ash is a charming four-bedroom home set within 6.09 acres (2.46 hectares) of pastureland. The property includes a number of outbuildings, including a detached two-storey outbuilding with electricity and double glazing, a single-storey garage, a shed and a detached barn on the opposite side of Marston Lane. The property is approached via a concrete driveway off the council-maintained lane. Mature gardens, established trees, and uninterrupted countryside views create a serene setting. With separate access to the land via a gateway. The property is well-suited for equestrian use, a smallholding, or lifestyle pursuits, and offers scope for diversification or environmental projects, subject to consents.



Kington 5 miles | Leominster 10 miles | Ludlow 18 miles | Hereford 20 miles | Worcester 37 miles

The accommodation principally comprises:

Rear Porch

1.59m x 3.12m

Rear timber glazed (single) porch with single pitch roof, level brick walls, Lino flooring and door to exterior and interior of property.

Kitchen

3.62m x 3.02m

With wall and base units, travertine worktop, Bosch electric oven with gas hob, Lino flooring and a window to the rear elevation. Doors to the sitting room and rear hall.

Dining / Lounge

3.77m x 3.22m / 6.45m x 4.38m

L shaped open plan dining and sitting room, with carpet flooring, windows to the front, rear and side elevation. Doors to the side and rear elevation.

Sitting Room

4.27m x 4.19m

With inglenook fireplace and a wood-burning stove. Exposed timber ceiling beams, window to front elevation, carpet flooring and radiator.

Bathroom

3.28m x 2.04m

Comprising a bath with an electric shower over, a toilet, sink, radiator with towel rail. Carpet flooring and part timber panel, part tile walls, storage cupboard and window to the side elevation.



Stairs rise to landing

With carpet flooring and study nook area, window to rear elevation, loft hatch, storage cupboard and airing cupboard.

Bedroom

4.23m x 4.22m

With carpet flooring, radiator, exposed beams and a window to the front elevation.

Bedroom

3.32m x 3.27m

With carpet flooring, window to the front elevation, radiator and built in storage cupboard.

Bedroom

3.22m x 4.41m

With carpet flooring, radiator and windows to the front and side elevation.

Bedroom

3.44m x 3.10m

With carpet flooring, radiator and windows to the side and rear elevation.

Shower Room

1.82m x 2.03m

With shower and cubicle, toilet, sink, heated towel rail, Lino flooring and part tile walls.





BUTTS ASH



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

Outside

The property is approached by a concrete driveway to the rear elevation, with ample parking for multiple cars. The property has extensive lawn and floral garden areas to the front and side elevation, with mature hedgerow borders and interspersed established trees. Situated in a peaceful and private setting, enhancing the property's tranquil charm and sense of seclusion.

Two-storey outbuilding

6.17m x 7.09m (max.)

A two-storey semi-detached brick building with white-washed walls under a slate roof.

Room 1

4.92m x 4.48m (max.)

With a concrete floor, double-glazed window to the front elevation, an external glazed door and stairs to the first floor.

Room 2

3.02m x 2.99m

With a concrete floor and double-glazed windows to the rear and the side elevation.

Room 3

4.81m x 4.43 (max.)

Stairs rise to first floor room, comprising timber panel walls and ceiling and window to the side elevation.

Garage/Workshop

7.5m x 5.10m

Single-storey block garage under a sheeted roof. With timber double doors and a pedestrian door, a concrete floor and single-glazed windows to the side elevations.

Barn

4.75m x 8.75m

Comprising a timber framed barn with lap board and corrugated iron elevations with an earth floor and corrugated iron roof, with a door to the front elevation.

Garden building

8.45m x 6.50m

Timber and corrugated iron wooden pole shed with earth floor and mono-pitched roof.



Land

The property is set within 6.09 acres of Grade 2 pasture land. The land is located to the rear of the property and accessed independently via a gateway onto the council-maintained road. Well-suited for grazing, the land has supported livestock in recent years. It is securely enclosed by stock fencing and bordered by mature hedgerows, with a scattering of established trees.

Tenure

The property is sold with Vacant Possession upon completion.

Nitrate Vulnerable Zone / Flood Zone / Designation

The land is situated within a nitrate vulnerable zone. The land is not situated within flood zone 2 or 3. We have not been made aware of any other designations over the property.

Wayleaves, Easements & Rights of Way

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing, whether mentioned in these sales particulars or not. We are not aware of any public rights of way affecting the land or property.

Boundaries, Roads & Fences

The Purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendors nor their Agents will be responsible for defining any ownership of boundaries, hedges or fences.

Rural Payment Schemes

The land is not currently registered with the Rural Payments Agency.

Sporting, Timber & Mineral Rights

All standing timber, mineral rights or any sporting rights, if owned, are included in the sale.

Mode of Sale

Butts Ash is offered for sale by Private Treaty.

Guide Price

Offers in the region of £750,000

Services

We understand that the property is connected to mains water, gas and electricity. The property has a private drainage system. None of these services have been tested by the selling agent. We understand there is current mobile coverage at the property, and the estimated fastest internet download speed currently achievable for the postcode is around 1000 Mbps.





Butts Ash

The Studio

Chapel
Cottage

Marston Dale

Track

Marston

Ty Gwent

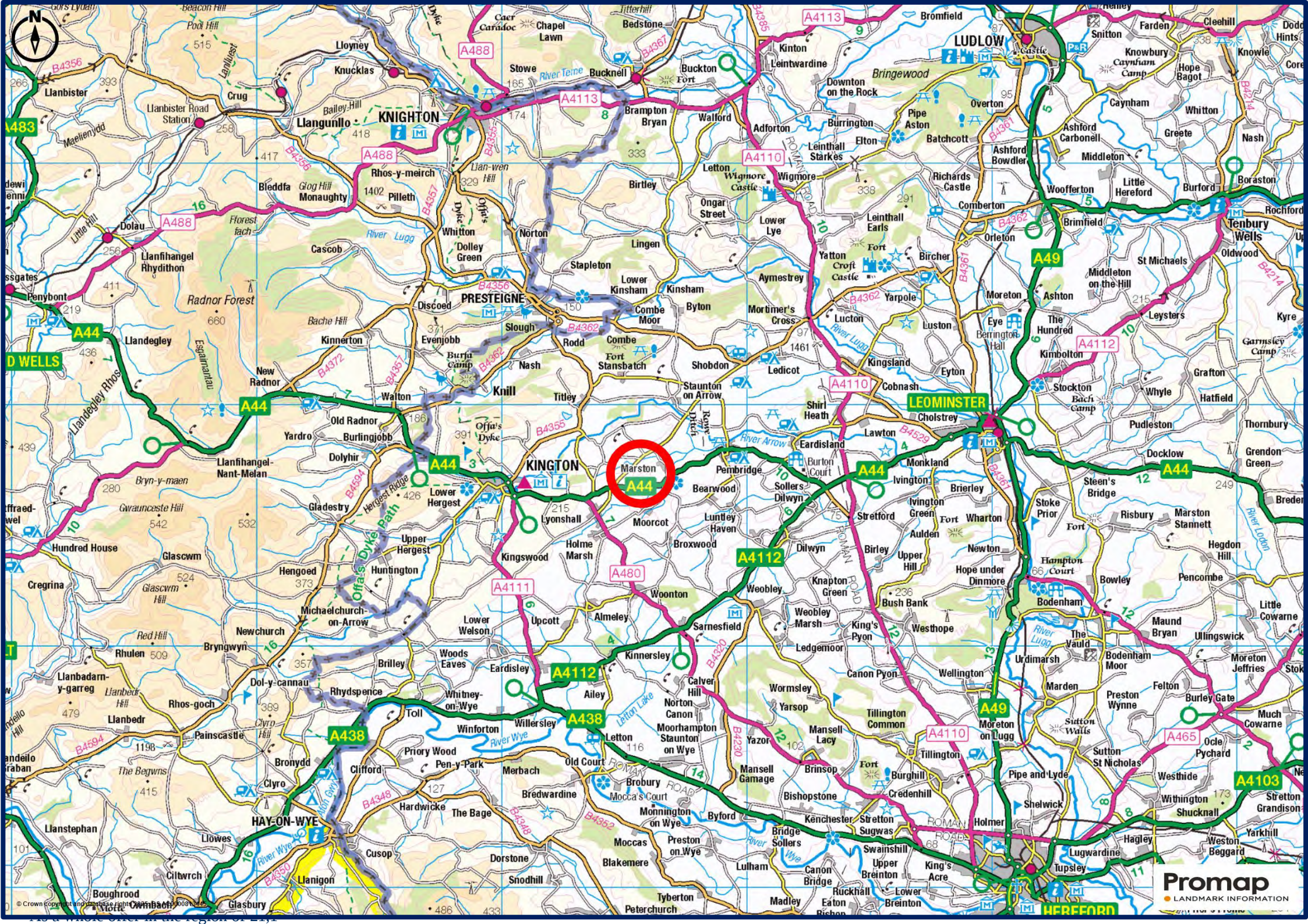
Path (um)

Marston Villa

1 2

0 50 m 100 m

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Council Tax

Butts Ash is a band E for council tax.

Energy Performance Certificate

Butts Ash has an energy performance rating of a C.

Planning

No formal planning searches have been undertaken on the land or property. Full details of the planning history can be found on the local authority website.

Planning Uplift

The land shaded blue is sold with an overage clause in favour of the vendor for future alternative development outside agricultural and equestrian use. The Vendors will retain a 35% uplift in value of the land for alternative development on the grant of planning permission, for a period of 20 years.

Local Authority & Public Utilities

Herefordshire County Council, Plough Lane, Hereford HR4 0LE,
Welsh Water, Fortran Road, St. Mellons, Cardiff CF3 0LT,
National Grid Electricity Distribution (West Midlands), Bristol, BS2 0TB

Viewing

Viewing strictly by appointment with the selling agent only.

Gareth Wall on 01432 356161 (Option 3) or 07974 143336

g.wall@sunderlands.co.uk

Charlotte Watson on 01432 356161 (Option 3) or 07442 400949

c.watson@sunderlands.co.uk

Health & Safety

Prospective Purchasers should take all necessary care when making an inspection including wearing suitable clothing. Viewings are taken solely at the risk of those who view and neither the Agents nor the owners of the property take responsibility for any injury however caused.

Agents Note

Any plans used in the preparation of these details may have been reduced in scale and any interested parties should check the Title Plan before proceeding to purchase.

Site Plans

The plans included in the sale particulars are for identification purposes only and may have been reduced in scale to assist with printing. Any interested parties should check the Title Plan before proceeding to purchase.

Important Notice

These particulars are set out as a guide only. They are intended to give a fair description of the property but may not be relied upon as a statement or representation of facts. These particulars are produced in good faith but are inevitably subjective and do not form part of any Contract. No persons within Sunderlands have any authority to make or give any representation or warranty whatsoever in relation to the property.

Directions

From the town of Leominster take the A44 towards Kington. Continue along this road for approximately 3 miles, passing through the village of Monkland. Take the right-hand turning signposted Kington. Continue along this road for approximately 4.5 miles, passing through the village of Pembridge. Take the right-hand turn signposted Marston and proceed on this road for 0.5 miles, and the property can be found on the left-hand side of this road.

What3words: ///upholds.blunders.farmed



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None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.