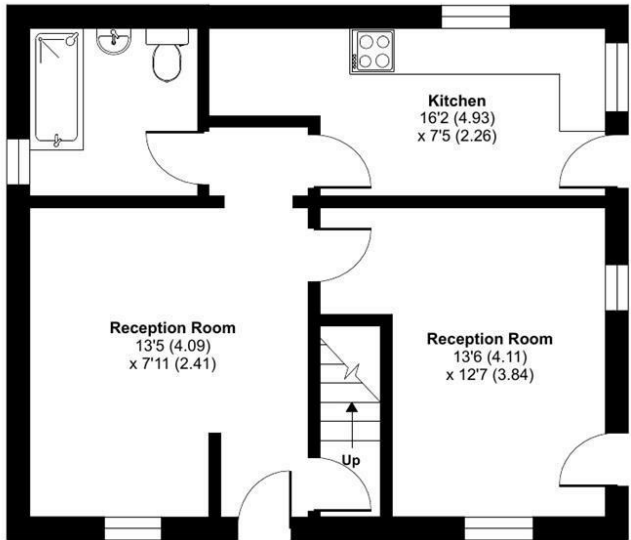


FOR SALE

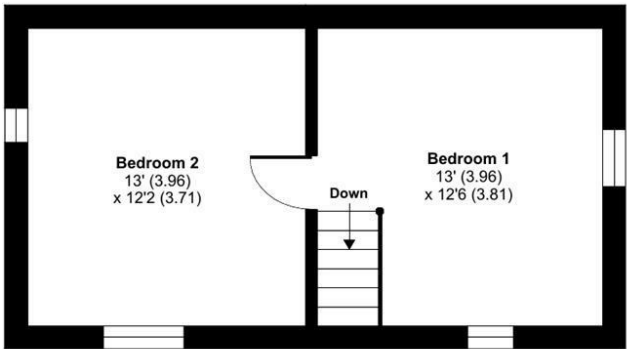
Hawkersland Farm Cottage Marden, Hereford, HR1 3ER



Approximate Area = 863 sq ft / 80.2 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nxlchem 2026. Produced for Halls. REF: 1455918



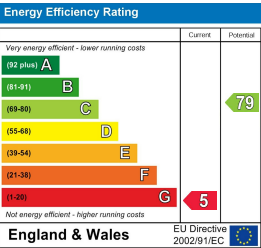
FOR SALE

Offers in the region of £270,000

Hawkersland Farm Cottage Marden, Hereford, HR1 3ER

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A Grade II listed cottage offering characterful accommodation set in approximately 1.31 acres with countryside surroundings in a peaceful rural Herefordshire setting.



01562 820880

Kidderminster Sales
137 Franche Road, Kidderminster, Worcestershire, DY11 5AP
E: kidderminster@halls.gb.com



IMPORTANT NOTICE: Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



2 Reception
Room/s



2 Bedroom/s



1 Bath/Shower
Room/s



- **Grade II listed cottage**
- **Generous gardens approximately 1.31 acres with countryside views**
- **Two reception rooms**
- **Two well-proportioned bedrooms**
- **Character features throughout**
- **Peaceful rural Herefordshire location**
- **Investment property with a sitting tenant**

DESCRIPTION

Halls are delighted with instructions to offer Hawkersland Farm Cottage for sale by Private Treaty.

A Grade II listed detached cottage offering a peaceful rural location, two-bedroom accommodation, exposed beams and within generous gardens approximately 1.31 acres with countryside views.

SITUATION

Marden is a desirable Herefordshire village situated approximately 7 miles from the Cathedral City of Hereford. The area offers an attractive rural lifestyle surrounded by open countryside whilst remaining conveniently placed for access to local amenities and transport links.

Nearby Hereford provides an extensive range of shopping, educational and recreational facilities together with rail links to Worcester, Birmingham and South Wales.

W3W

///layers.wasps.spice

DIRECTIONS

From Hereford, proceed north-east on the A4103 before following signs towards Marden. Continue through the village and onto the surrounding rural lanes, where the property will be identified by the Halls For Sale board.

SCHOOLING

The property is well placed for schooling, with a range of highly regarded primary and secondary schools serving the wider Herefordshire area. Popular local primary options include Marden Primary Academy together with nearby village schools such as St Michael’s CofE Primary School and Withington Primary School.

For secondary education, well-regarded options are available within Hereford including Aylestone School, The Bishop of Hereford’s Bluecoat School and Whitecross Hereford High School, with further independent education available at Hereford Cathedral School

PROPERTY

A Grade II listed detached cottage, beautifully positioned within the rural surroundings of Marden near Hereford.

Full of character and traditional features, the property offers an excellent opportunity for buyers seeking a countryside lifestyle home with potential.

The accommodation briefly comprises two reception rooms featuring exposed beams and character detailing, together with a fitted kitchen and ground floor bathroom facilities.

The property offers a wonderful blend of period charm and practical living accommodation.

To the first floor are two well-proportioned bedrooms with vaulted ceilings and exposed timbers, enhancing the cottage’s traditional appeal.

OUTSIDE

Externally, the property occupies a generous plot approximately 1.31 acres of gardens surrounding the cottage, enjoying pleasant rural views and a peaceful setting.

The grounds provide excellent outdoor space for gardening and enjoying the surrounding countryside.

The cottage benefits from a private position with excellent potential for landscaping and further enhancement, subject to the necessary consents.

SERVICES

We understand that the property benefits from mains water, electricity and private drainage.

None of the services, appliances or electrical systems have been tested by Halls.

TENURE

The cottage is offered for sale subject to an existing lifetime tenancy. The current occupier benefits from security of tenure and retains the right to reside at the property for the duration of her lifetime.

LOCAL AUTHORITY

Herefordshire Council, Plough Lane, Hereford HR4 0LE.
01432 260000

COUNCIL TAX

The property is being shown as being within council tax band C on the local authority register.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS

By appointment through Halls, Gavel House, 137 Franche Road, Kidderminster DY11 5AP