



MARSTON GRANGE, MARSTON, PEMBRIDGE, HEREFORDSHIRE
Well Presented Family Home with Equestrian Facilities, Set in About 14.5 Acres.

- Entrance hall
- Kitchen/breakfast room, conservatory.
- Living room, Dining room, Office
- Master bedroom with en suite
- 3 further bedrooms. Family bathroom.
- Cloakroom, utility.

OUTSIDE

- Former School Room with Planning Potential for Cottage.
- Range of Outbuildings with Planning Potential for Leisure or Business.
- American Barn Stabling for 9 with Tack & Feed Rooms with Wash Down.
- Second American Barn For 4 with Feed & Tack Rooms.
- 2 Bay Barn, 2 Mobile Stables.
- 30m x 60m Arena
- Swimming Pool with Pump Room. Tennis Court
- Available as a Whole or in 3 Lots.

Gardens and pastureland to approx. 14.5 acres

SITUATION

Pembridge 2.5 miles, Kington 5 miles, Leominster 10 miles, Hereford & Ludlow 18 miles, Shrewsbury 41 miles, Ledbury 31 miles, Worcester 36 miles, Birmingham 71 miles.

Road Links: A49, M50 (Jct 2) 34 miles, M5 37 miles.

Trains: Leominster, Hereford

International Airports: Birmingham Airport 74 miles, Bristol 88.5 miles.

Marston Grange occupies an idyllic rural yet accessible location in the Hamlet of Marston, just outside the village of Pembridge, located near to the historic market towns of Kington & Leominster with Pembridge forming part of the famous Black & White trial. The area offers a sought-after rural quality of life combined with good road links to the rest of the country.

The village of Pembridge offers a good range of local shops and services, including Church, Pubs and Village Hall. Further amenities including theatres, restaurants and shopping are available nearby in Kington, Leominster, Hereford or Ludlow.

Education An excellent range of both public and private schools in the area with primary school education at Pembridge and Secondary at Kington or Leominster. A variety of private schools including Lucton School, Moor Park, Hereford Cathedral and Malvern College. For independents see www.isc.co.uk and for state school information see www.herefordshire.gov.uk/education-and-learning/find-a-school



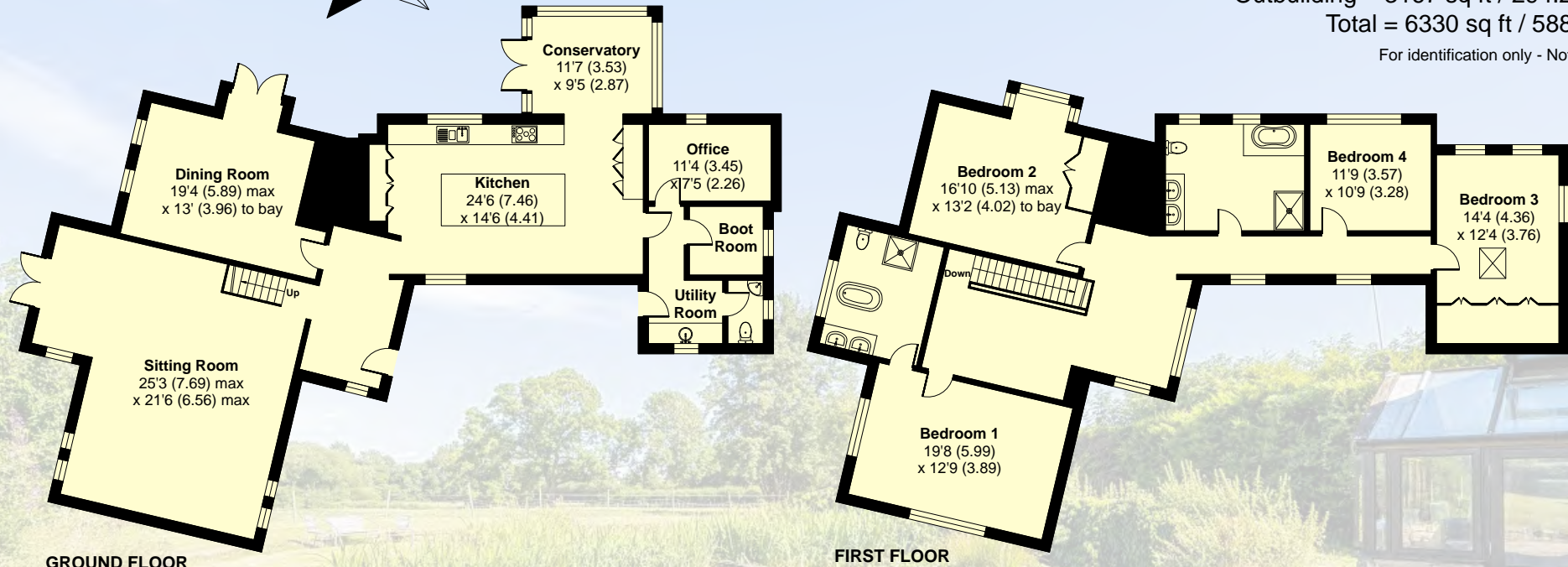
Marston Grange, Marston, Pembridge, Leominster, HR6

Approximate Area = 3163 sq ft / 293.8 sq m

Outbuilding = 3167 sq ft / 294.2 sq m

Total = 6330 sq ft / 588 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Fox Grant. REF:1484699



Local, Sporting & Recreational The Historic towns of Hereford, Leominster & Ludlow offer excellent range of public houses, restaurants, schools, supermarkets, leisure centre, good range of independent shops and churches. Further amenities including theatres, restaurants and shopping are available at Shrewsbury or Worcester.

The surrounding area provides a wealth of sporting and recreational opportunities, with the Clee Hills, Mortimer Forest, Queenswoods, and the Malvern Hills all accessible. Excellent walking and cycling opportunities abound from the property with good horse riding. Other facilities including racing at Hereford, Worcester and Chepstow, hunting is with the Ledbury and Cotswold Vale Farmers. Further local equestrian centres within easy driving distance: Allenshill, Burrows Court, David Broome Centre, Summerhouse Equestrian, Radfords, and Three Counties Showground. Golf is at Kington, Leominster, Hereford.

MARSTON GRANGE

is a detached Edwardian style house built in the 1980's, formerly a school the property has been sympathetically updated by the current owners, to offer spacious family home. Most of the rooms benefit from exposed beams, all the rooms are light and spacious with the principal rooms having views across over the land and the countryside beyond.

The oak front door leads into the entrance hall with exposed timbers to the wall & ceilings, and flagstone floor, there are doors leading to all the principal room and the oak balustrading staircase leads to the first floor. The kitchen/breakfast room is dual aspect with views across the garden and the front of the house. There is a range of wall and base units with Range Cooker and Belfast sink, double ovens, dishwasher, built in fridge/freezer and breakfast bar, ceramic tiled floor and exposed beams. Leading through to the conservatory with French doors onto the terrace. Pitched glazed roof, tiled floor. From the kitchen door leads through to the office, boiler room, utility room and wc. The magnificent Living room is a spacious room with oak boarded flooring, French doors on to the terrace, timbered ceiling and exposed timbers to some of the walls. The focal point of this room is the stone Inglenook fireplace with wood burning stove. Dining room is dual aspect with French doors out on to the terrace, with outlook across the garden to the front paddocks. Oak panelling to the one wall, exposed ceiling and wall timbers with Stone Inglenook fireplace with wood burner.

On the first floor there is large landing with oak floorboards, range of cupboards and oak balustrading around the stairs. This is ideal area for baby grand piano or reading area. Master bedroom with en suite dual aspect. From the entrance hall doors lead off to the study and cloakroom. With three further double bedrooms, with family bathroom.

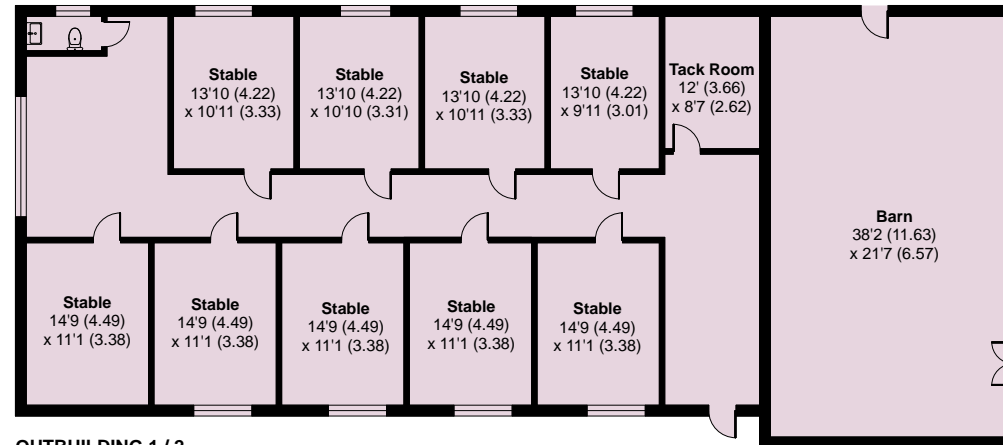
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OUTBUILDING 1 / 2



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OUTSIDE

The property is approached via a private driveway entering under a Black & White timbered Archway with storage rooms, with parking to the front of the house for several vehicles with double red brick carport. Next to the house is part of the former schoolhouse with lapsed planning for cottage. To the side of this and with gated parking area is former auxiliary building that is ideal for garaging/further stabling or studio (subject to planning).

The gardens lie extensively to the north and east of the main house with flagstone terrace with large pond beyond with waterfall and rockery to one end, small bridge effect to the other, together with various pond plants to the far side. The garden comprises of large lawn area with various shrubs and borders. Swimming pool with patio area, pump room and tennis court.

EQUESTRIAN

To the rear of the house is the equestrian area with separate gated access via shared drive. There are 2 American Barns converted from the former school rooms, the main barn as stabling for 9 with tack room, kitchen area, wash down and solarium. The second barn is for 4 with tack and rooms either side. There are two further mobile stables, 3 bay open fronted barn and 60m x 30m arena with portable floodlights. The land is a mixture of level pasture, rising to the north side, fenced, and surrounded by natural hedging. In recent years the property has been used as a successful livery yard with regular clinics being held there.

AGENT'S NOTES

Fox Grant and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. 2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. 3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Grant has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

The current owners will be putting in a legal covenant giving them right of access for them to visit 4 times a year the **Wildlife Area** and that also, on the passing of the owner that their ashes will be scattered there.

LOCAL AUTHORITY: Herefordshire Council. Tel: 01432 260000

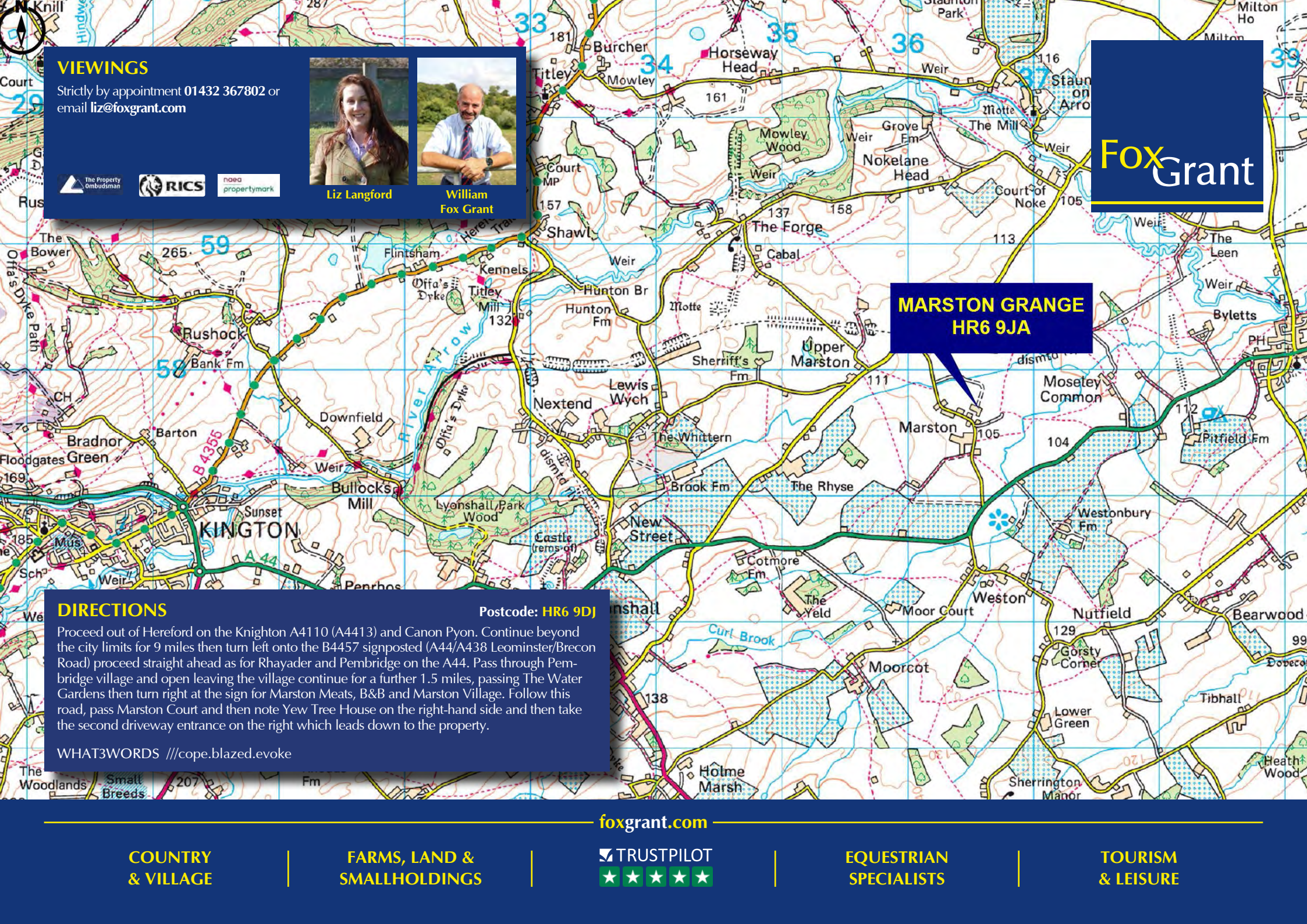
COUNCIL TAX House Band G

SERVICES Mains electricity & gas, private water & septic tank drainage. Gas central heating.

FIXTURES & FITTINGS Unless mentioned specifically by separate negotiation.

TENURE Freehold with vacant possession.





VIEWINGS

Strictly by appointment 01432 367802 or email liz@foxgrant.com



Liz Langford



William Fox Grant



**MARSTON GRANGE
HR6 9JA**

DIRECTIONS

Proceed out of Hereford on the Knighton A4110 (A4413) and Canon Pyon. Continue beyond the city limits for 9 miles then turn left onto the B4457 signposted (A44/A438 Leominster/Brecon Road) proceed straight ahead as for Rhayader and Pembridge on the A44. Pass through Pembridge village and open leaving the village continue for a further 1.5 miles, passing The Water Gardens then turn right at the sign for Marston Meats, B&B and Marston Village. Follow this road, pass Marston Court and then note Yew Tree House on the right-hand side and then take the second driveway entrance on the right which leads down to the property.

Postcode: **HR6 9DJ**

WHAT3WORDS ///cope.blazed.evolve

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COUNTRY & VILLAGE

FARMS, LAND & SMALLHOLDINGS



EQUESTRIAN SPECIALISTS

TOURISM & LEISURE