

MARSH HOUSE FARM

£1,200,000



“A superb, period home with great business potential”

Wellington, Herefordshire

This impressive, period, 3-story, 6-bedroom property serves as both a spacious family home and a flourishing business site. With two self-contained annexes, a dedicated gym, around 4 acres of grounds, campsite and caravan park, a shower block, woodland and lake there is yet further potential and opportunity available.

- Existing campsite and caravan park
- Approx 4 acres grounds
- Great access to main road
- 2 self-contained annexes
- Multiple reception rooms
- Fishing lake
- B&B potential
- Period details throughout



Formerly operated as a bed and breakfast, the residence remains fully equipped to resume such operations, though it is currently utilised, primarily, as a private home.

The front entrance opens into a reception hallway with a wide staircase leading to the first floor. The interior includes a cosy drawing room with an elevated wood burner and a sitting room with an attractive fireplace, servicing as a focal point.

At the heart of the home is the traditional kitchen and breakfast room, which features an AGA, a fully equipped kitchen, superb walk-in pantry and attendant utility room for all of the home's white goods. There is also a dedicated study, south-facing sun room and an additional reading area.

The first floor offers four beautifully-presented double bedrooms with storage cupboards, (three ensuite) and a further large sitting room with walk-out balcony, this overlooks the rear of the property and offers an excellent space for entertaining. A family bathroom with separate shower enclosure completes the first floor. The top floor comprises two additional double bedrooms with built-in storage cupboards and a shared shower room.

Outside: the main house enjoys a large, private garden, a separate detached garden room, seating area enclosed by an attractive pergola and a BBQ area with a covered, plumbed outdoor kitchen and bar.

A sweeping, tree-lined driveway leads to the rear of the property, where resident parking is located. Here, there is a beautiful brick annexe, used as an AirBnB, with kitchen, dining area, sitting room, shower room and bedroom. There are also two superb timber-clad buildings, one used as a huge dedicated gym, the other - dutch barn style building - used as storage on the ground floor and, above, another AirBnB with a kitchen/ living area, bedroom and shower room.

The extensive grounds, situated on a four-acre site, feature landscaped gardens, a fruit orchard, and a picturesque fishing lake. The outdoor facilities include a pitched caravan park with an additional area for camping. The property also benefits from a separate disabled shower block and all necessary amenities, including electric hookups and waste disposal facilities. The site is also fully licensed and Wi-Fi extends to cover the entire grounds.





Area: The village of Wellington is just a few miles north of Hereford City, giving convenient access to all the amenities of the city whilst enjoying all the benefits of a rural location. The village itself offers plenty of services on your doorstep, such as a Post Office and stores, village hall, primary school and nearby garden centre and café. For lovers of the great outdoors, you are surrounded by fresh air and great countryside walks. The market town of Leominster and the city of Hereford are just a few miles' drive away.

At a glance:

Bedrooms:	6, plus two 1-bed annexes
Tenure:	Freehold
Council Tax Band*:	E
Heating:	Central heating; Gas
Services:	Mains electricity and gas. Private water and drainage.
Services charges:	Nil
Flood Risk:	Rivers & Sea: Low; Medium chance 2036-2069 Surface: Very low; Low chance 2036-2069***
Covenants:	None known
Broadband:	Yes** (Ultrafast up to 1800Mbps)
Mobile:	Yes, coverage available**

* correct as of instruction date | ** Source: Ofcom | *** Gov.uk flood risk checker



EPC and floor plan available on the website.

DISCLAIMER: Neither these particulars, nor oral representations, form any part of any offer or contract and their accuracy cannot be guaranteed. The Agent has not verified the tenure, boundaries, rights of way or structural integrity of the property. Therefore, prospective purchasers should satisfy themselves as to the correctness of details given in these particulars by inspection or otherwise.