



The Farm, Marden, Herefordshire HR1 3EW  
Farmhouse, Barn and Orchard.

 **Sunderlands**  
Residential Rural Commercial



**The Farm  
Marden  
Herefordshire  
HR1 3EW**

Summary of features

- Detached farm house
- Traditional timber barn with potential
- Orchard to rear

**Guide price £295,000**

**Situation:**

Marden is a popular village just 5 miles north of Hereford. Within the village there is a Primary School, Post Office, Church and a regular bus service to and from Hereford.

The property has a lovely outlook over surrounding countryside.

**Description:**

A traditional farmhouse with timber barn having the potential to be converted (Subject to Planning Permission). The farmhouse is in need of some renovation but would make a wonderful family home or for potential development.

The detached barn has a private orchard to the rear and a fine outlook over open countryside beyond.

**Accommodation:**

**Reception Hall**

With under stairs storage and stairs up.

**Living Room 4.20m x 3.50m (13'9" x 11'6")**  
(Max.) With a wooden floor and open fire place.

**Dining Room 4.20m x 3.35m (13'9" x 11')**  
With an open fire place.

**Larder**

With walk in storage area.

**Breakfast Area 2.50m x 3.00m (8'2" x 9'10")**  
Opening up into the –

**Kitchen Area 2.80m x 3.00m (9'2" x 9'10")**  
(Max.) Built in kitchen and door to the back of the farm.

**First Floor**

**Landing**

With doors to -

**Bathroom**

**Bedroom 1 3.43m x 4.30m (11'3" x 14'1")**  
(Max.) With fire place.

**Bedroom 2 3.10m x 3.30m (10'2" x 10'10")**

**Bedroom 3 3.10m x 2.47m (10'2" x 8'1")**

**Outside:**

The **Barn (16.92m x 7.10m)** is split into 4 rooms and includes a; garage, storage area and former milking parlour with additional storage above the entire barn. A **Greenhouse** is attached to the barn.

There is a traditional orchard with views over the countryside and lawned gardens surround the farmhouse.

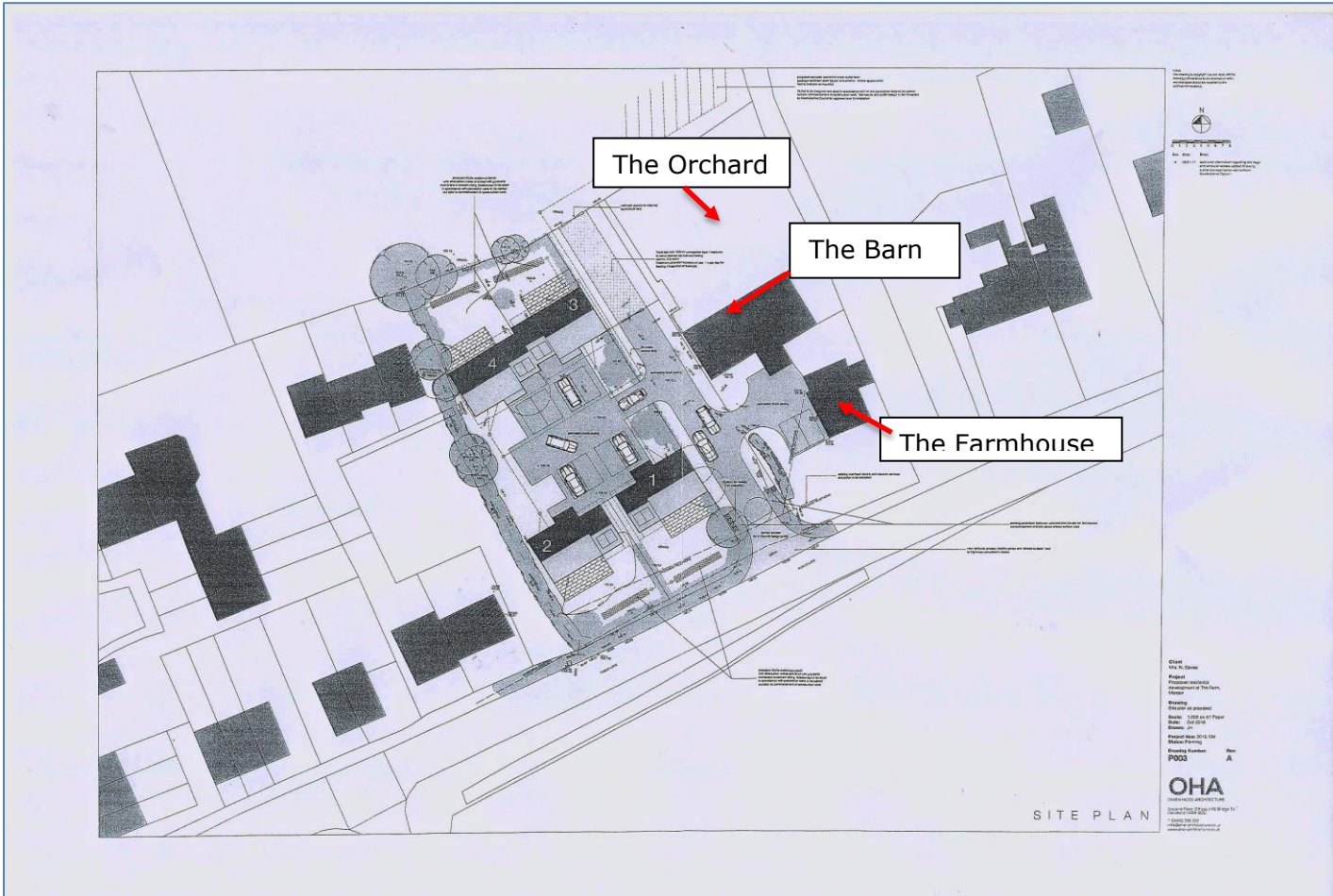
**Planning Permission:**

Planning Permission has been granted adjacent to the property on 4<sup>th</sup> April 2017 under application number 170368. This development site is available by separate negotiation, the access road to which will pass over land being offered for sale within the curtilage of The Farm as identified on the attached plan. The ownership of the access road will be retained by The Farm however the developer of the plots will have the right to install a new roadway to service the plots. There will be a maintenance arrangement whereby the property owners will contribute pro rata to all future maintenance of the access drive.

The vendor will also retain through access to the field behind for which they will also make a contribution towards the future maintenance.

There will be an overage applicable to the orchard at the rate of 50% over a time period of 25 years. The overage will equate to 50% of any enhanced value created as a result of residential use.







## Directions:

Leave Hereford travelling north on the A465 Aylestone Hill Road. Upon reaching the roundabout proceed straight ahead (signposted Sutton St Nicholas). Continue for 3 miles passing through the village. After 2 miles take the left hand turn (signposted Marden) The site can be found on the right hand side indicated by the 'For Sale' sign.

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## Sunderlands

### Hereford Branch

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[www.sunderlands.co.uk](http://www.sunderlands.co.uk)



## Services:

Mains water, Septic tank drainage and oil heating (Farmhouse).

## Tenure:

Freehold

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		66
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	8	
Not energy efficient - higher running costs		

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.