



Green Acre House Litmarsh, Marden, Hereford, HR1 3EZ



**Green Acre House
Litmarsh
Marden
Hereford
HR1 3EZ**

Summary of Features

- Modern detached individual family home
- Set in 1.4 acres of grounds
- 4 bedrooms
- Good size outbuilding
- Great views

Asking Price £650,000

A detached country home built in 2020 enjoying a rural position set in the small hamlet of Litmarsh near Marden. The property is individually designed with stylish quality accommodation with an appealing design to suit modern day living. The property is well presented enjoying quality fitments and boasts underfloor heating powered by an efficient air source heat pump and double glazed windows making this a very efficient home. Large windows provide excellent natural light with accommodation briefly comprising large kitchen/dining room, sitting room, laundry room, shower room. To the First Floor, four bedrooms, family bathroom and en-suite. Another feature of this property are its grounds and its open aspect overlooking farmland. The garden and paddock extending to about 1.4 acres, ideal for grazing, equestrian use or leisure. There is a wide parking area with a useful steel framed barn and an open sided barn which has been partly converted to form a home office/hobby space. To fully appreciate the location, accommodation and outlook an internal inspection is recommended.

Situation

Litmarsh is a small hamlet about two miles outside the well served village of Marden and just 8 miles north of Hereford city. Marden is a popular village with primary school, local shop, church and village hall. It also has a bus service into Hereford. Another neighbouring village is Bodenham which has a public house and golf course.

Accommodation in more detail as follows:

UPVC Front Door

Leads to -

Reception Hall

With open tread oak stairs to First Floor.

Kitchen/Breakfast Room

A range of Nolto kitchen units with work surface areas with fitted oven and microwave over, five ring induction hob with extractor fan, fitted dishwasher, one and a half bowl sink, space for washing machine and fridge freezer, double glazed Velux, providing excellent natural light, central island with further cupboards under, double glazed window and double glazed door and tiled flooring.

Living Room

Having karndean style oak effect flooring, bifold doors again providing excellent natural light and views over the paddock, ceiling downlighters.

Wetroom

Having wash hand basin, shower, WC low flush suite, double glazed window, underfloor heating an electric radiator.

Laundry Room

With units, work surface area, stainless steel sink and drainer sink unit, plumbing space for washing machine, fridge space, cupboard housing hot water cylinder.

Stairs lead from the reception hall to the First Floor.

First Floor

Landing

With airing cupboard and access to loft.

Bedroom One

Having double glazed double doors with Juliet balcony with fine views over farmland.

En-suite Shower

With shower cubicle, WC low flush suite, wash hand basin, double glazed window.

Bedroom Two

Having double glazed window with views.

Bedroom Three

Having two double glazed windows.

Bedroom Four

Having 'L' shaped room with two double glazed windows.

Family Bathroom

With bath, shower cubicle, WC low flush suite, wash hand basin and double glazed window.

Outside

Twin timber and metal gates open to a wide parking area which is part gravel and part concrete and in turn gives access to the outbuildings as well as the land. There is a wide patio area providing a perfect spot to enjoy the open aspect over the field. There is a large



substantial steel framed outbuilding with doors measuring 30x45m, providing excellent storage and to the side an open-sided barn with converted room ideal as a home office or hobby space. There is also an outside toilet. The grounds extend to about 1.4 acres, the paddock area being of flat land, ideal for equestrian use or leisure, being fenced and has a five-bar gate giving access to the lane.

Tenure

Freehold.

Services

Air source heating, mains electric, water. Private drainage.

Council Tax Band

E

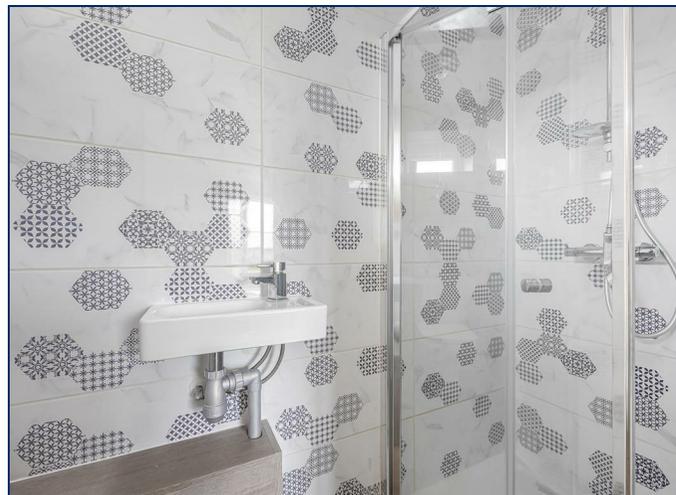
Directions

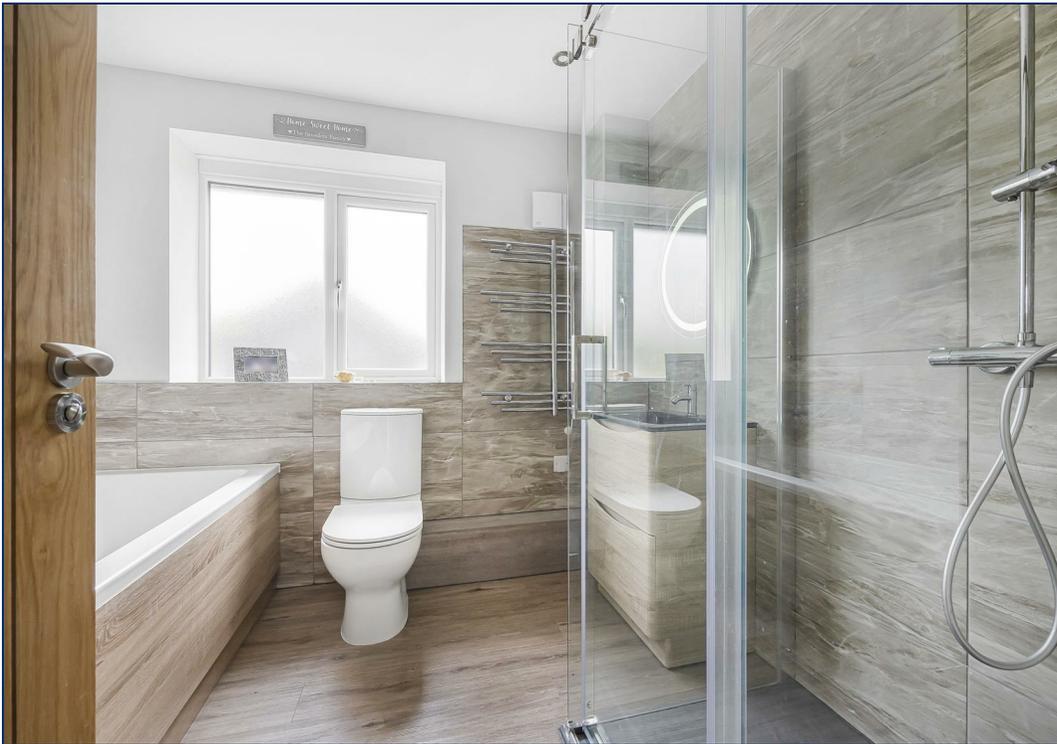
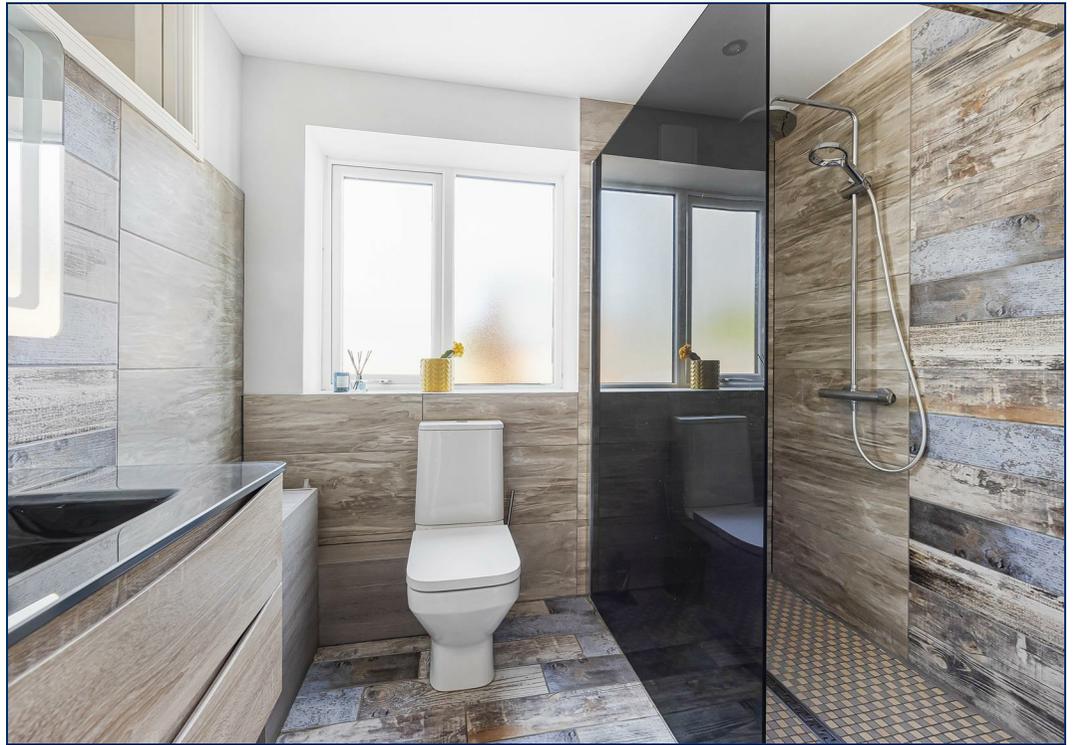
From Hereford proceed out of the city over Aylestone Hill and at the junction with the A4103 Worcester Road proceed straight over as if going towards Sutton St Nicholas. In Sutton village turn left at the pub and follow the signs to Marden. Enter Marden village and bare left signposted Urdimmarsh. Follow the country lane for approximately 1.5 miles, taking the right turn to the hamlet of Litmarsh. Turn right along a private drive which feeds a small gathering of properties, the property can then be seen on the left hand side.

What3words: ///backfired.nozzles.blast

Anti-Money Laundering

The purchaser will be required to provide sufficient identification to verify their identity in compliance with anti-money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti-money laundering checks. This fee is payable at the time of verification and is non-refundable.









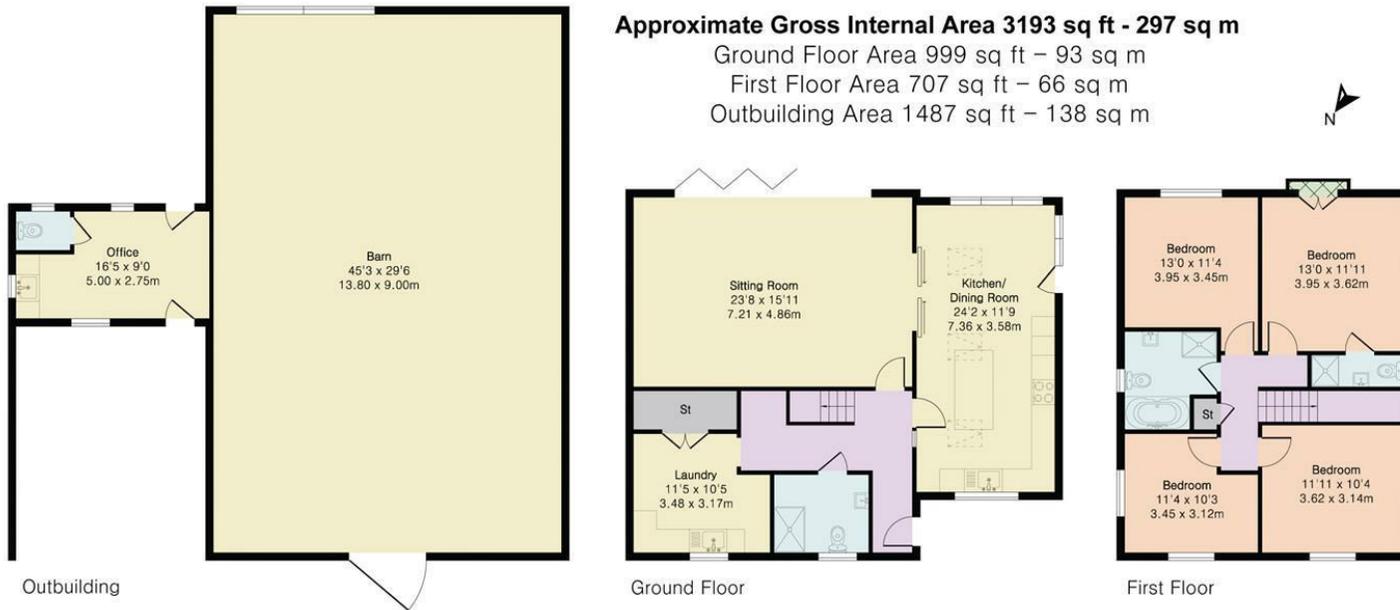
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100+
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.