



**The Old Cider House** Marden, Hereford

**STRUTT & PARKER**



## The Old Cider House

Urdimarsh, Marden, Hereford  
HR1 3HB

An idyllic country home set in beautifully landscaped gardens enjoying countryside views

Marden village 1 mile, Bodenham 3 miles,  
Hereford 7 miles, Leominster 9 miles,  
Ludlow 21 miles

Hall | Drawing room | Office | Sitting room  
Dining room | WC | Kitchen | Utility  
Four bedrooms (two with ensuite bath/shower  
rooms and one with mezzanine area) | Study/  
bedroom 5 | Bathroom | EPC rating E

Gardens | Orchard | Detached double garage  
Double carport | Garden stores

**About 0.66 acres**

### Location

Marden village has a general store with post office, a primary school, Church, public house and a community centre. Nearby Bodenham also has a petrol station/general store, primary school, church, parish hall and GP surgery.

The cathedral city of Hereford offers an extensive range of shops, restaurants, cinema complex, a theatre, numerous recreational and leisure facilities and a railway station with regular services to London.

Communications in the area are excellent with the A49 linking Hereford in the South with Shrewsbury in the north. The motorway network can be accessed at the M50 about 20 miles away.







### The property

The Old Cider House is built of an attractive mix of red brick, timber frame, mellow timber cladding and render to create a superb country home brimming with character and charm. The house is located within picturesque gardens and bordered to the rear by open countryside creating a perfect setting. Period features such as exposed wall and ceiling timbers are apparent throughout and are complimented by modern comforts with under floor heating to the ground floor and contemporary bath and shower rooms.

The bespoke kitchen is fitted with a good range of fitted units and Neff dual function microwave and electric oven, a gas hob, integrated dish washer, a full height fridge and under counter freezer. The adjacent utility room offers additional storage and space for other appliances. The delightful sitting room is located just off the kitchen with full height windows flooding the room with natural light and French doors opening to the terrace and garden. There is also a feature fireplace with Clearview wood burning stove for cosy winter evenings. A dining room is tucked to one side of the sitting room making a fabulous modern living space with door opening to the side garden. The elegant drawing room is accessed off the reception hall and is dual aspect enjoying views over the garden to the front and French doors opening to the rear with views over neighbouring countryside. There is a feature fireplace and exposed wall and ceiling timbers. An office and WC complete the ground floor.

Stairs rise to the first floor where there are five characterful bedrooms. The master bedroom is dual aspect, it has a vaulted ceiling with exposed timbers, wardrobes and an ensuite bathroom with separate shower. The second bedroom is also dual aspect and has a walk-in wardrobe and ensuite shower room. Bedroom three has a mezzanine floor ideal for a hobbies room or a studio whilst bedroom four has access to high level storage. There is also a family bathroom with an elegant double ended bath.

The Old Cider House is full of character, beautifully appointed and subtly decorated throughout making it an exceptional home.









## Garden and Outbuildings

The Old Cider House is approached from a private gravel driveway with plenty of parking and turning space in front of a detached double garage with attached garden stores and a two bay carport. This outbuilding offers potential for conversion subject to consents.

The beautiful gardens were designed and lovingly created by the current vendors, the results of their labour is simply stunning. Planted for all round colour and interest there are areas of lawn interspersed with specimen trees including varieties of Acer, Silver Birch and a Great White Cherry to name a few. The extensive and well stocked borders and flowering beds are a profusion of colour and a water garden with two pools and a bridge crossing sits centre stage amongst a plethora of shrubs.

A large south facing terrace is a perfect place for alfresco dining and is located just off the sitting room. The orchard was planted by the vendors and includes apple, quince, plum, pear and damson all with varieties of flowering climbers clambering up them.

To the side of the house are two raised beds and a potting shed.

At the rear of the property is a gently sloping lawn overlooking open countryside.

The delightful garden is a real feature of The Old Cider House and creates an idyllic setting for this wonderful home.





## General

**Services:** Mains electricity and water.  
Oil central heating. Bottled gas for cooking.  
Private drainage.

**Local authority:** Hereford County Council  
Tel: 01432 260000

**Council Tax:** Band G

**Fixtures and fittings:** Only those items known as fixtures and fittings will be included in the sale. Certain items such as garden ornaments, carpets and curtains may be available by separate negotiation.

## Wayleaves, rights of way and easements:

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

## Directions

From Ludlow head south on the A49.  
Turn left onto the A417 towards Gloucester.  
After 2.5 miles turn right at the England Gate pub, signposted Bodenham. Go through Bodenham and out of the de-restriction sign and take the first right hand turn. Proceed down the lane for 0.8 miles and turn first left. Continue for 0.4 miles and The Old Cider House can be found on the right denoted by our For Sale board.

## Ludlow

26 Bull Ring, Ludlow, Shropshire SY8 1AA

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55 offices across England and Scotland,  
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## Floorplans

Main House internal area 2,522 sq ft (234 sq m)

Garage internal area 500 sq ft (46 sq m)

Carport internal area 271 sq ft (25 sq m)

For identification purposes only.



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