



### 3 bed cottage to buy in HR1

„ Marden, Hereford, Herefordshire, HR1  
3ES

**£465,000** Starting Bid

 x 3  x 2  x 5

Tenure

**Freehold**

Driveway parking

### Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply
- ✓ Immediate 'exchange of contracts' available
- ✓ Grade II Listed Detached Black & White Cottage
- ✓ 5 Reception Rooms; 3 Bedrooms
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: E
- ✓ Heating supply: Oil
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Arrange a viewing

Joe Nicholson  
Branch Manager  
Midlands Auction

0121 661 8465  
midlands@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

CASH PREFERRED

A Picturesque Extended Grade II Listed Black & White Cottage, enjoying wrap-around gardens & grounds with field paddock extending to approx. 1.7 acres, all tucked away in a quiet, peaceful position in Marden, Hereford. Offered With No Onward Chain.

Entrance Hall – Sitting Room – Garden Room – Kitchen – Snug – Dining Room – Study – Shower Room – Downstairs WC – Landing With Airing Cupboard – 3 Double Bedrooms – Family Bathroom – Wrap-Around Gardens – Driveway – 4 Sheds – Greenhouse – Approx. 1.1 Acre Paddock

This historic gem enjoys unrivalled privacy, sheltered by tall trees and surrounded by well-kept mature gardens, with an approx. 1.1 acre paddock beyond offering smallholding or even equestrian potential. The cottage itself exudes charm, with exposed timber beams, log burners, quarry tiles and more throughout this spacious extended home, offering 5 reception rooms, 3 double bedrooms and 2 bathrooms.

The village of Marden has several local amenities including Ofsted 'Good' rated Primary School, Community Centre, Convenience Store, Pub, Post Office & Newsagents, whilst just 5 miles afield lies Hereford City with its wide range of amenities.

Auctioneers Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

#### Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Council Tax Band: E

Tenure: Freehold

Price: Starting Bid £465,000

Property Type: Cottage

Parking: Driveway

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: Yes

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: Yes

Required access: No

Heating: Oil

Electric: National Grid

Water: Direct mains water

Sewerage: Domestic/small sewage treatment plants

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

## Entrance Hall

Includes quarry tile floor, with French doors out to the rear patio. Downstairs WC to the right houses the Worcester oil-fired boiler.

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## Sitting Room

Carpeted main reception room, with log burner set on tile hearth with surround. Glazed double doors lead into garden room beyond.

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## Garden Room

Enjoys full view of the garden and paddock beyond, with solid wood flooring and double doors opening outside.

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## Kitchen

Solid wood cupboard units, quarry tile flooring, exposed beams and integrated appliances, including electric oven, extractor fan, stainless-steel sink with drainer and dishwasher.

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## Snug

Features a stunning stone inglenook fireplace, complete with log burner. Finished by large original cottage door, exposed beams and quarry tile floor.

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## Dining Room

Fully carpeted space, offering ample room for family dining. Includes stairs to first floor, wide triple window and access into the study.

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## Study

Includes tile flooring and skylight window, an ideal tucked away office space.

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## Shower Room

Tile flooring continues through into the downstairs wet room, which includes a walk-in thermostatic shower with rainhead, vanity unit basin with mixer tap, chrome towel radiator and plumbing for a washing machine.

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## Landing

Fitted throughout in carpets, with a large airing cupboard behind double doors and further small closet housing the water cylinder.

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## Bedrooms

All 3 upstairs bedrooms are carpeted and spacious, with ample room for a double bed and wardrobes.

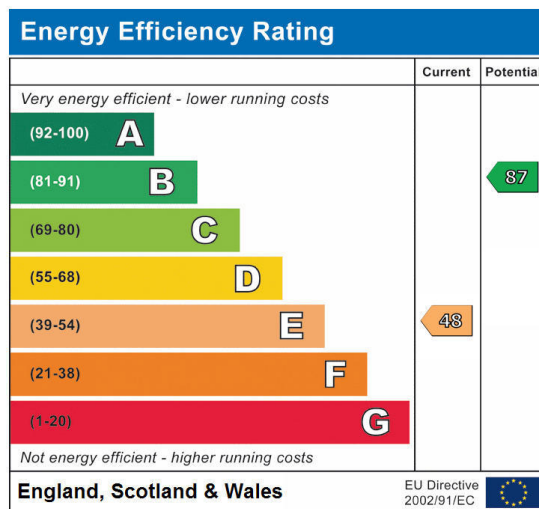
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## Family Bathroom

Includes fully tiled walls, bath with showerhead attachment, WC and pedestal basin.

## Outside

Immaculate lawned gardens wrap around the cottage, bordered by a mixture of shrubs, pond, flower beds, and trees. There are no less than 4 sheds for garden storage, 3 are located on the driveway, with the other at the rear by the greenhouse. A large patio is perfect for al fresco dining, giving way to lawns which extend to the far boundary. Beyond lies the approx. 1.1 acre paddock, perfect for those seeking a smallholding or even equestrian pursuits.



„ Marden, Hereford, Herefordshire, HR1 3ES

Contact your local branch today for more information on this property:

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0121 661 8465,  
midlands@pattinson.co.uk, www.pattinson.co.uk**

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