



Marsh Farm
Sellack | Ross on Wye | Herefordshire | HR9 6QU

FINE & COUNTRY



Step inside

Marsh Farm

Guide price £1,500,000

A rare opportunity to acquire a beautifully renovated period farmhouse situated in a peaceful rural location surrounded by rolling green countryside. This spacious property has been carefully restored by the current owner to create a wonderful home with the perfect balance of contemporary and period features. There is a newly installed oil fired central heating and biodigester sewerage system, as well as new windows throughout. The accommodation is highly energy efficient, particularly when compared to homes of a comparable size, with the current owner having achieved substantially lower energy bills following the renovation. The property also enjoys rights to free usage of approximate 11 acres of common land close by.

The main house offers generous ground floor accommodation with a beautifully appointed modern kitchen, which sits open-plan to a stunning rear extension featuring extensive bi-fold doors overlooking the rear courtyard and gardens. There is a spacious sitting room to the front of the property, as well as a ground floor shower room, utility and cloakroom. To the first floor are four double bedrooms, all of which offer wonderful views to the front, as well as two separate bathrooms.

The property sits within a plot of approximately 5 acres, comprising newly fenced paddocks, garden, private courtyard and plenty of parking, as well as numerous large outbuildings, an attached annexe and stunning countryside views.

Sellack is a small village community located just a few miles north of Ross on Wye. With a delightful pub, village hall and numerous countryside and riverside walks on the doorstep, as well as easy access to road networks giving access to Bristol, Cardiff and the West Midlands.

The property is accessed via a front entrance porch, which leads into the inner hallway. From here, a large opening leads into a fantastic modern kitchen, which offers a range of units with quality worksurfaces, and a central island with solid wood worktop and breakfast bar. There are numerous fitted Neff appliances, to include two separate fridges, a tall freezer, dishwasher and extractor hood. A window to the front aspect gives a pleasant outlook over nearby countryside.

The kitchen then leads into what is perhaps the most appealing part of the main house, a beautifully finished rear extension room, currently in use as an open-plan lounge-diner. There are skylights and three separate sets of folding doors leading outside, which help to create a beautiful bright space. There are exposed stone walls to one side, and a doorway leading into a small hallway.



From here, there is access to a cloakroom, large storage cupboard, a utility room with additional fitted storage and a shower room.

Situated to the front of the property, enjoying a lovely aspect towards nearby countryside, is a spacious living room with mixture of period and contemporary atmosphere. There is a large front facing window as well as French doors leading outside to the side of the property. To the centre of the far wall is an impressive stone fireplace with woodburning stove, large exposed beams to the ceiling and exposed stone walls to one side.

A staircase with storage space beneath leads from the hallway to the first floor landing. From here, the four double bedrooms can be accessed, all of which offer fantastic views to the front of the property. There is a family bathroom, 1 en-suite shower room and an en-suite cloak room with W.C and wash basin to the largest bedroom.

DIRECTIONS Head out of Ross on Wye along the A49 towards Hereford and take the first turning on the right passing Bridstow primary school. Continue along this road for just under two miles, turning left signposted for Hoarwithy and Sellack church, where the property will be found after a short distance on the right hand side.





Outside: The property enjoys a plot of approximately 5 acres, with a paddock to one side, and another to the rear, which have been recently secured with stock-proof fencing.

In addition to the paddocks there is a delightful rear garden, which features an area of flat lawn, with a section of gently sloping lawn which leads up to the fence line of the rear paddock. There is a lovely private courtyard, enclosed by attractive red brick walls and well-stocked flower beds, as well as a front patio with plenty of space for seating, a great space to enjoy the views opposite.

There is a dedicated area for vegetable growing, with greenhouse and raised vegetable beds. Two separated gated entrances to the property, one with electric gates, both lead to areas of parking, with space for numerous vehicles and a motorhome if desired.

Outbuildings There are three principal outbuildings, to include an open fronted Dutch Barn, ideal for vehicle storage or equestrian use, with power and water connected. In addition, there is a large agricultural building to the top end of the garden, which currently offers useful storage space for machinery and equipment, and has great potential for future conversion into additional accommodation, also with power and water connected.



Step outside

Marsh Farm

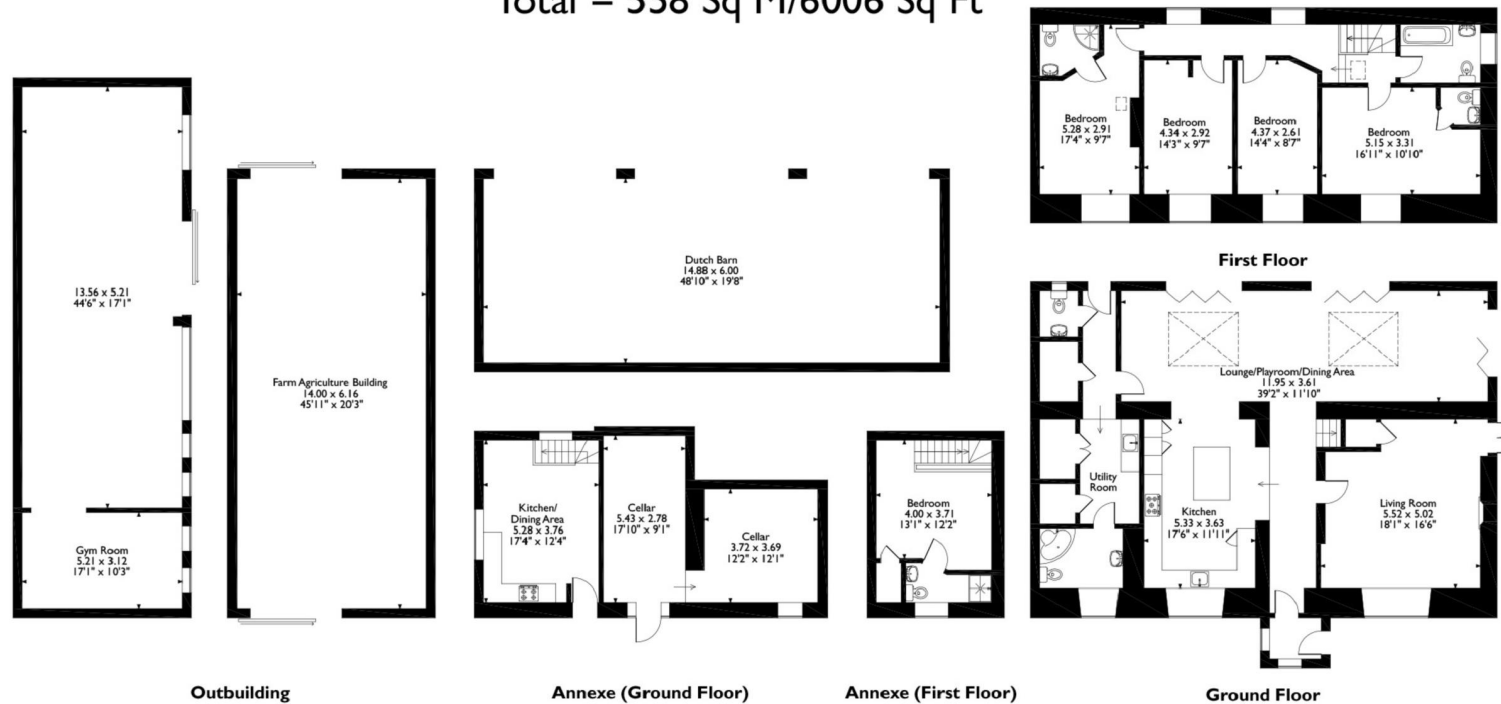
The property also features another generously proportioned two-room outbuilding to the front, with three phase power, phone line, and water connected. This building offers the biggest variety of potential uses based on its size, and would make an ideal workshop, music studio, classic car storage or additional accommodation. We are advised that the two enclosed outbuildings fall within the domestic curtilage, and as such should not require planning permission to convert into ancillary accommodation. Further advice would need to be sought on this matter.

Self-contained Annexe There is a self-contained annexe adjoining the main house, offering a great opportunity for an income stream, either as a long term tenancy agreement or a holiday business. The local area is very popular with walkers, fishermen and canoeists, ensuring a near-guaranteed stream of clients throughout the holiday season.

The annexe offers an open plan kitchen-living area to the ground floor, which features newly installed kitchen units. A staircase leads to the first floor which features a double bedroom and newly fitted en-suite.



Approximate Gross Internal Area
 Main House = 224 Sq M/2411 Sq Ft
 Annexe = 71 Sq M/764 Sq Ft
 Outbuilding = 263 Sq M/2831 Sq Ft
 Total = 558 Sq M/6006 Sq Ft

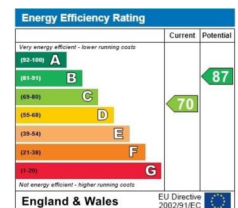


Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Postcode: HR9 6QU | Tenure: Freehold | Tax Band: E | Authority: Herefordshire Council | Heating: Oil | Drainage: Private



*Internet speed according to the BT Availability Service using the postcode and landline
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