



THE VERN MARDEN, HEREFORDSHIRE





THE VERN, MARDEN, HEREFORDSHIRE, HR1 3EX

An imposing and substantial Grade II manor farmhouse within
a glorious setting

MILEAGES:

Leominster 7 miles, Hereford 8 miles, Worcester 25 miles, Cheltenham 45 miles,
M50 (Junction 2) 22 miles, M5 29 miles

(Distances approximate)

The Vern

Ground Floor

Reception hall ♦ dining room ♦ study ♦ cloakroom ♦ drawing room ♦ kitchen & breakfast room
♦ conservatory ♦ family room ♦ side hall ♦ further cloakroom ♦ utility ♦ cold store

First Floor

Master bedroom with en suite bathroom ♦ sitting area and walk in wardrobe
♦ one bedroom en suite ♦ 4 further bedrooms with 1 shared bathroom & 1 shared shower room

Second Floor

2 further bedrooms ♦ 2 storerooms

Former granary barn with secure parking ♦ storage ♦ w.c & games room at first floor level

Mature gardens ♦ walled vegetable garden ♦ 3 greenhouses ♦ paddocks ♦ outbuildings ♦ heated swimming pool ♦ tennis court ♦ stables

In all about 15.6 acres

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SITUATION

The Vern lies between the villages of Bodenham and Marden in North Herefordshire; a sheltered private house rich in history and surrounded by stunning gardens in a peaceful rural location.

Bodenham is mainly a rural parish with the River Lugg flowing from North to South on its way to the Wye and the two main centres of population in the Parish lie on either side of it. To the West is the original village of Bodenham, which is a conservation area and contains the church and primary school, while to the East is the rather larger and more recent residential area of Bodenham Moor with Chapel, Parish Hall, Post Office and GP Surgery.

Hereford is close at hand providing extensive shopping and facilities. A selection of leading preparatory and public schools can be found in Hereford, Ludlow Monmouth, Malvern, Worcester and Cheltenham.

The location is convenient with fast access to regional and national communications including the A49, A417 and M50. The county of Herefordshire and the nearby Welsh Borders provides a wealth of beautiful countryside and recreational activities including superb fishing found on the beautiful River Wye and well known walks in the Brecon Beacons.

High speed trains can be taken from, Hereford and Ledbury railway stations with direct journeys to London Paddington.

DESCRIPTION

The Vern is a handsome and imposing Grade II listed Manor Farmhouse sporting an original 16th century mid section with Georgian wings. Rich in history, the original dwelling is mentioned in the doomsday book as "La Verne" and was thought to be a hideout for Owen Glendower when hiding from Henry IV's soldiers at the end of his life. Also for many years The Vern was the centre for the breeding of famous Hereford cattle and it was this wealth that created one of Hereford's finest gardens.

Set within about 15.6 acres of private grounds and accessed via a no through road and long driveway the house enjoys a slightly elevated position overlooking its formal gardens and glorious Herefordshire countryside. The property enjoys about ½ mile of river frontage and is overlooked by Dinmore Hill. The Vern is complemented by a good range of outbuildings and leisure facilities including a heated swimming pool, all weather tennis court, stables, barns greenhouses and games room.

The house has a broad stance and features mellow brick elevations showing three distinct building periods under pitched tiled roofs with distinctive wings. Accommodation is set over three levels and provides a flexible and spacious layout for a very comfortable family home.

The westerly wing gives formal access to the reception hall, whilst the easterly wing gives day to day access to the house. The south elevation features a substantial conservatory which spans the full width of the mid section and the northerly elevation has direct access to the formal gardens.

The wealth of internal features include impressive carved pine fireplaces throughout, an elegant corner cupboard, exposed wooden flooring and broad carved pine staircase with panelling.



The ground floor features an impressive reception hall, an atmospheric dining room and a good sized study / further sitting room.

The middle and oldest part of the house features a large L-shaped living room with open fire leading into a unique kitchen which comprises a wealth of wall and floor mounted cupboards and furniture converted from a former Victorian Grocer's shop. Archways lead through to the bright breakfast room looking down to the river. On the south side of the kitchen is a large conservatory spanning the mid section of the house. The east wing features a good sized family room, hallway and utility with cold store adjacent.

On the first floor there are a total of six bedrooms. Two of which are en suite, two share a Jack and Jill shower room and a further two share a bathroom. The master bedroom occupies the mid section of the house and enjoys commanding views over the gardens and down to the River Lugg.

The second floor has two further bedrooms and two store rooms.

OUTSIDE

The stunning gardens and grounds are seen and enjoyed from most aspects of the house and are an integral part of the property. The formal gardens total about 5 acres laid out originally by the famous Captain de Quincey who lavished significant sums of money to create a garden full of rare and unusual plants as well as a wealth of much loved and well known garden plants. The present owners have lovingly restored and restocked the entire 15.6 acres over the last 33 years.

The river Lugg hugs the boundaries of the property for about ½ mile with Dinmore Hill as the backdrop which provides beauty, shelter and privacy. The remaining 10 acres include a small lake with "Monet"-style bridge, woodland along the river bank and a small hay meadow. There are some useful paddocks, 3 green houses and a mostly walled kitchen garden with established asparagus bed, espalier fruit trees, soft fruit, figs and four vegetable plots.

To the west of the house and connected by a covered walkway is a substantial barn which provides an interesting Lych gate style vehicular access to the house and guest parking. The barn itself provides secure parking for four vehicles and doubles up as an impressive party venue. The building has useful storage areas for firewood, garden furniture etc. Situated at first floor level is a large games room.

Further outbuildings include two stable blocks a cattle yard with wain shed, a large garden store which securely houses garden equipment, 3 large greenhouses and a former aviary with indoor fish pool.

ADDITIONAL INFORMATION

Leisure Facilities

The Vern enjoys a heated outdoor swimming pool which is run via solar panels and a heat pump. The former aviary provides a useful changing facility and an atmospheric pool room. (The solar panel facility also generates a useful sum annually). There is an all weather tennis court, a dragon of logs and dens galore for the children.











DIRECTIONS

From the A417 into Bodenham from Ledbury, turn into Chapel Lane on your left hand side. After about 1 mile and upon reaching a give way turn left. (Bodenham Moor).

Carry on for approximately a quarter of a mile and then turn hard right. (Signs for Marden) After a further 1.5 miles turn right.

Follow the lane to the end approx 0.5 mile, at the end of the lane is a dead end. There will be a sign to The Vern pointing right. Carry on down the long drive and through the large barn to a gravelled parking area to the far side of the House.

The postcode of HR1 3EX on the Sat Nav will actually get you about 300 yards from the house and half way down the final lane described. If you are following the Sat Nav carry on down until the end of the lane and follow the directions as mentioned previously.

ADDITIONAL INFORMATION

Services

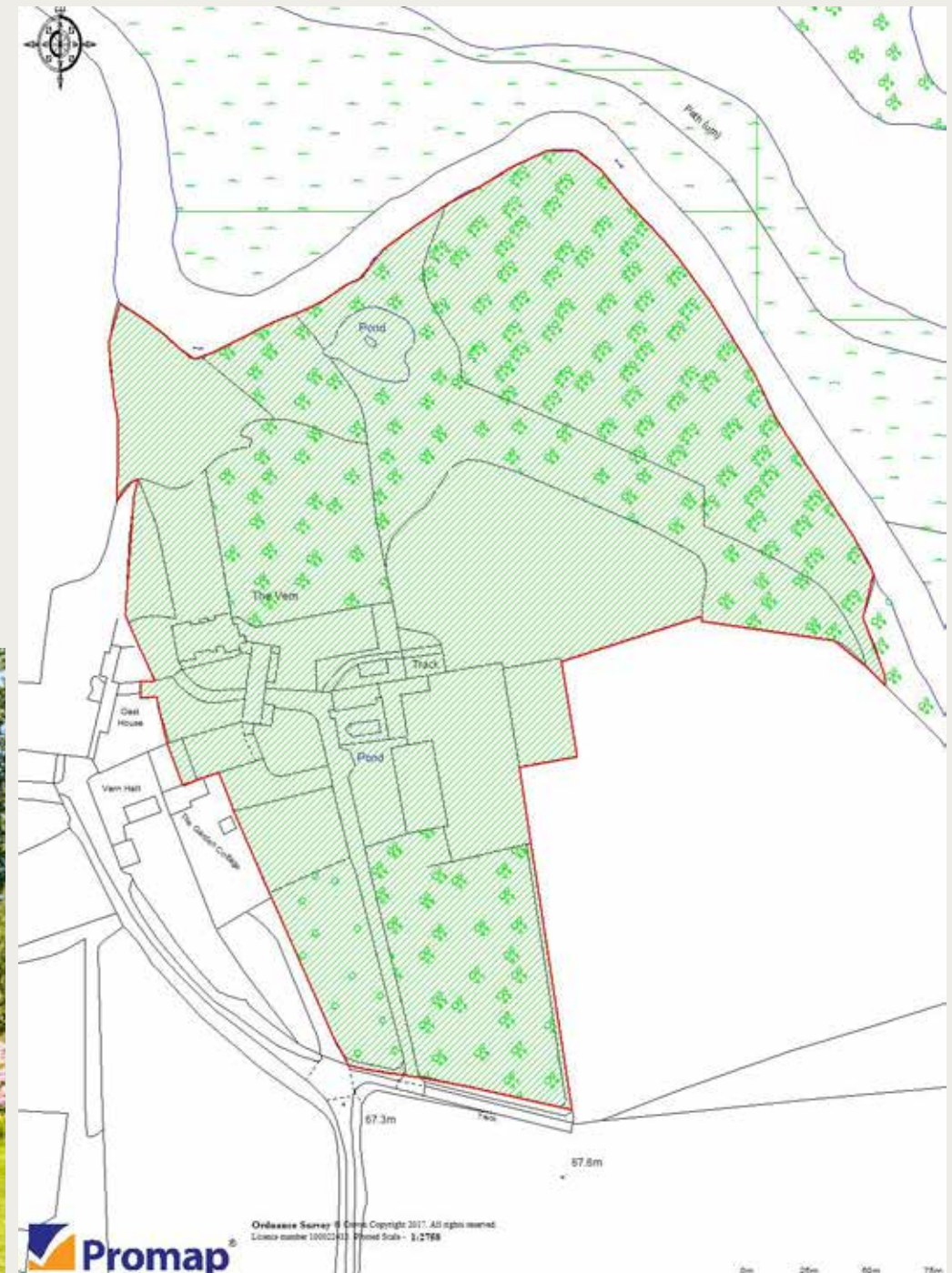
House: Mains water, electricity, private drainage.
Oil fired central heating. The house also has its own bore hole water supply.

Local Authority

Herefordshire Country Council
Tel: 01432 260000

Postcode

HR1 3EX





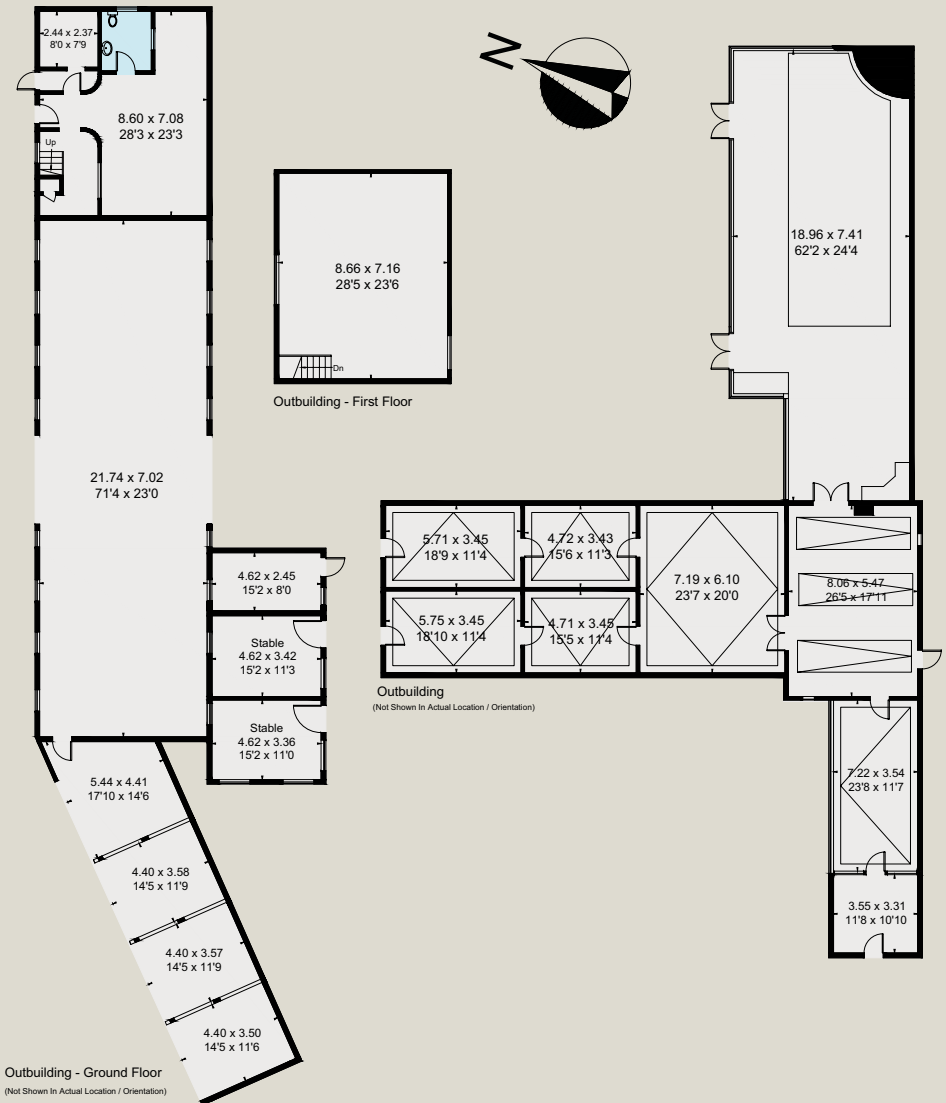
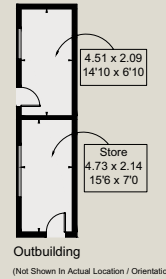
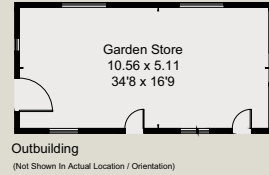
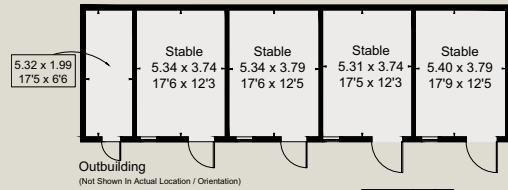
FLOORPLANS

Gross Internal Area (approx) = 693.5 sq m / 7465 sq ft (Excluding Void)

Outbuildings = 885.7 sq m / 9534 sq ft

Store = 7.6 sq m / 82 sq ft

Total = 1586.8 sq m / 17081 sq ft



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