Norton Court The Vauld

Marden, Hereford, Herefordshire, HR1 3HA

jackson property

Norton Court

£875,000

Freehold

Hereford
Marden
Herefordshire HR1 3HA

- Excellent equestrian set up with extensive all weather facilities
- Spacious home with potential for multi family living
- 5-6 bedrooms & 2 bathrooms
- 4 reception rooms, conservatory & boot room
- Heated outdoor swimming pool
- Purpose built stable yard with arena, paddocks and all weather standing with shelters
- Double garage, carport, 3 driveways and further outbuildings
- PV solar panel system generating circa £3000 per annum

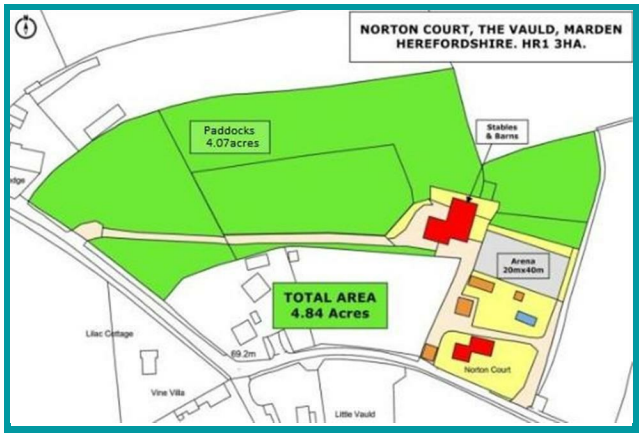
Equestrian smallholding with excellent facilities and Country Home in private rural location.

Spacious Detached Home | 5-6 Bedrooms & 2 Bathrooms | Kitchen with Boot Room/Utility | 4 Reception Rooms & Conservatory | Purpose Built Stable Yard with Indoor Preperation Area & Feed Room | Arena with Waxed Fibre Surface & Paddocks | Heated Outdoor Swimming Pool & Private Gardens | Range of Outbuildings with Hay Barn and All Weather Standing | Double Garage, Carport & 3 Driveways | Circa 5 Acres in total

Situation
Norton Court is located in the scenic and quiet hamlet of The Vauld, equidistant between Marden & Bodenham, Both villages have ameneties with Bodenham having an excellent GP Surgery. The property is well located for access to Queenswood Country Park and Hampton Court Castle and Gardens. Hereford city centre is within easy access, approximately 6 miles, and is home to an excellent range of amenities including leisure pool, cinema, shopping, and plenty of restaurants and cafes. Leominster is located some 6 miles distance with more facilities, and both having regular bus service. Ludlow & Ledbury are within 15 Miles and are excellent places to visit and shop.

Norton Court
Norton Court is believed to date from the mid-1800s. Originally a cottage with an attached cider & hay barn, these were renovated and the barn incorporated into the main dwelling c. 1990, creating a comfortable home. This spacious, light property offers flexible accommodation with ample scope for an annexe. Modern fitted kitchen/breakfast room with Everhot stove, Gorenje extractor hood, integrated Neff combi oven / microwave, induction hob and dishwasher.
Spacious modern utility/boot/dog room with fitted units, bespoke Schock sink, washing machine, ample storage, WC along with most useful wall mounted shelving with radiators below providing a convenient drying system. Large formal high ceiling dining room with modern Jotul cassette wood-burner, ceiling fan and large glazed elevation overlooking a secluded patio area. Open plan sitting area and separate study, stable door opening to the garden; these rooms could easily be converted to an ancillary annexe, subject to any necessary regulations. Separate snug with double aspect and inglenook fireplace inset with a Euroheat Harmony enamel multi-fuel burner, further reception study/play room.
A large sitting room with stone ingelnook and flagstone hearth inset with an Austro Flamm wood-burner, leads through to a bright and spacious conservatory with French doors to the private garden; combined, a great entertaining space.
To the first floor there are 4-5 bedrooms and 2 family bathrooms, one recently updated. The master bedroom is currently adjoined with bedroom 2, making it ideal for conversion to a master with dressing room and en suite, or re-instated as two serparate bedrooms.
The second floor has a further double bedroom, offering a versatile space for a guest suite or other alternative uses.

Equestrian Facilities
A bespoke timber stable block situated within a concrete yard with excellent all round access to the arena, paddocks and further shelters/stables. 3 stables with fitted rubber matting (2 - 16x14 ft & 1 - 12x10 ft); 4th stable as part of timber building complex, large, interconnecting rubber matted, covered barn shelters (all well-lit and with access to fields);
20 x 40m post & rail fenced Andrews Bowen arena with waxed sand and fibre surface, auxiliary lighting.
A well designed expansive“preparation” room, with fitted rubber matting, is central to the stable complex and offers a brightly-lit enclosed area for preparing horses for events and for vet and farrier visits. Work surfaces, sink, electricity and hot water are integral to the complex, combined with a secure heated tack room and large feed store which would easily convert to further stables with field access.
Post & rail fenced paddocks, divided into 4 enclosures which range from level to gently sloping ground. Additional



timber outbuildings include a good hay store & tractor shed, with ample parking for vehicles and equipment. There is an additional driveway to the stable area, ideal for privacy.

Outside

The property is approached via electric gates off a quiet country lane, leading to a gravelled driveway and parking. Established and maturely planted gardens surround the property, with terraced patio areas, water features, greenhouse and timber outbuildings with covered log store. The heated outdoor swimming pool sits opposite the house, surrounded in attractive Indian stone, recently re-lined, with summer house/pool room, separate boiler/pump room, summer and winter pool covers and new automatic vacuuming equipment. Adjacent to the house is a large, brick built modern double garage with workshop to the rear. There is a secondary car port, ample parking and a second gated entrance.

Services & Equipment

Mains electricity & water, private drainage (septic tank with compliant drainage field). Oil-fired central heating to house & swimming pool. 2 wood burning and 1 multi-fuel stove. Mains water & electricity supply to stable yard & shelters; automatic drinkers in the 3 main stables.
The grounds maintenance machinery, equipment and rug rack are available by separate negotiation. Please speak to the agent if these are of interest.
This property has a 3.70 kw PV solar panel system which generates circa £3,000 per annum.

Directions

From Burley Gate (A465/A417 interchange): Head north on the A417 for 4.5 miles and after Brockington Hall, turn sharp left by the Englands gate pub. Continue on this road for 1.30 miles and take the next right turn. Follow this road for ½ mile, as you descend the slope, look out for a gated/walled entrance drive on your right side. Park straight ahead.

Viewings
Strictly by appointment. Please contact the agents on 01432 344779 before travelling to check viewing arrangements and availability.

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The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status along with any tenancies that may be in place. The buyer is advised to obtain verification from their solicitor or surveyor.

Coronavirus Jackson Property Policies

The government have allowed the opening up of the Property Industry for England. To protect our clients, staff & families, we are insisting you adhere to our policies when conducting an appointment

For appointment to take place you will need to complete a Health Assessment form or answer questions on your health.

You will receive a call on the morning of the appointment to confirm both the time and that the Health Assessment is still accurate.

A maximum of 2 people and a staff member or owner will be allowed per appointment.
All viewers are required to wear disposable gloves and a face covering. If you do not, the appointment may be cancelled.
A Staff member will meet you at the property, which will either be unoccupied or vacated by the owners for the appointment to take place.
We are operating with a zero contact policy and all doors will need to be left open throughout the property.
We ask that you maintain a distance of 2 metres

Norton Court, Hereford
Approximate Gross Internal Area
Main House = 2947 Sq Ft/274 Sq M

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
Denotes restricted head height
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throughout the appointment.
Appointments will take place swiftly and any discussions will be held outside the property.
You will be asked to take your PPE away with you for safe disposal.
You will be contacted the following day to discuss the next steps.

We are also following the FCO's latest advice (please click on the following link, as the advice is updated frequently).

https://www.gov.uk/guidance/government-advice-on-home-moving-during-the-coronavirus-covid-19-outbreak

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