



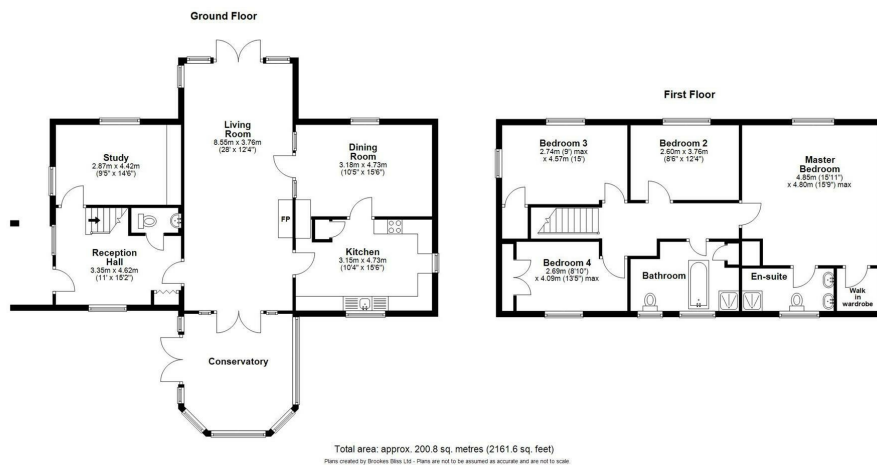
## VERN HALL

Marden, Hereford, HR1 3EX

£699,995







Forming part of a small quiet enclave of individual properties, a very attractive and well-established detached barn conversion, set in large and mostly south-facing gardens, with fine views towards Dinmore Hill and Queenswood Arboretum. Vern Hall was originally a traditional brick and stone barn, sympathetically converted into an attractive house with many character features. It has been updated with extensive hardwood joinery, wood flooring and oak-braced doors to all the ground floor rooms. All the fitted bookshelves, cupboards and doors have been hand-crafted by a local cabinet-maker in solid oak.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

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