



TRAMONTANA
Marden, HR1 3EN



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Herefordshire
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A large and deceptively spacious five-bedroom detached bungalow offering over 3000 sq. ft of living space, all set in landscaped gardens with extensive parking, double garage and open views at the rear.

Asking Price £695,000

Situation and Description

The rural village of Marden lies between the market town of Leominster to the north and the cathedral city of Hereford to the south, which are both easily accessed by car, as well as a regular bus service. The village itself has a thriving community and offers a number of facilities which include a well-regarded primary and pre-school, two village shops, church and village hall. There are various activities in the village and a free monthly community magazine.

Tramontana lies on the edge of the village and stands in mature landscaped gardens which offer considerable privacy. At the rear there are open views over farmland along with a delightful summerhouse with decking. The living space is very impressive and has been well maintained by the current owners and benefits from double glazing, gas fired central heating and solar panels with storage battery in the garage.

With a choice of up to five bedrooms and three main reception rooms, as well as a very impressive kitchen breakfast room there is plenty of space for everyone. The kitchen is well appointed and includes a range of appliances and throughout the property there is plenty of very useful storage space.

On arrival an enclosed porch leads into a large reception hall with walk in airing and cloaks cupboard combined and separate cloakroom. The lounge lies at the rear and is a very comfortable space to sit and relax with direct access through double doors to the gardens and outside space. At one end sliding doors lead into a beautiful conservatory which again has a lovely outlook and direct access to the gardens. There is then a dining room for entertaining and a very impressive kitchen/breakfast room which is without doubt the main hub of the house. It includes limed oak kitchen cupboards and drawers, plenty of workspace and a range of appliances including a Rangemaster Toledo XT cooker, built in dishwasher, double Hotpoint oven, extractor, space for an American style fridge freezer, wine rack and much more. The breakfast area has a large double glazed bay window to the front and there is a stable door that gives access to outside. Close by a utility room has space for a tumble dryer and washing machine, as well as an

additional sink and further storage space.

There are then four very individual double bedrooms as well as a study or fifth bedroom. The master suite is an impressive space with plenty of wardrobes and dressing space along with its own adjoining sunroom, and a luxury en-suite shower room with twin sinks, a bath and a combined Nordic shower and steam room. The remaining three double bedrooms all have built in wardrobes as well as either wash hand basins or a shower. They are also supported by a well-appointed family bathroom. There is a useful loft accessed from the hall which is partly boarded and shelved and also houses the steam room power supply.

Outside

From the village road the property is initially approached from a small cul-de-sac by its own block paved driveway to a large parking and turning area with space for several cars. The drive leads to an excellent double garage, with remote controlled up and over door, power and lighting and a door at the rear. The gardens then surround the property and provide considerable privacy with mature hedges, trees and shrubs. They are well stocked throughout and provide a show of colour at various times of the year. Pathways lead around the house to the main rear gardens which are laid to lawn with an ornamental pond, sun terrace, various floral and shrub borders and a gazebo. A lovely summerhouse with large sun deck then completes this fantastic property and creates an ideal space for entertaining with a lovely outlook over the adjoining land to countryside beyond. The summer house has both power and lighting and its own fitted bar and T.V point. The property also then benefits from exterior lighting as well as garden stores and a useful greenhouse.

Services and Considerations

Mains electricity, water, drainage and gas are all connected.

Tenure Freehold.

Council Tax band G

EPC Rating B 83/93

Broadband <https://checker.ofcom.org.uk/>

Mobile Phone Coverage <https://checker.ofcom.org.uk/>

Flood Risk Link <https://check-for-flooding.service.gov.uk/location/herefordshire>



Large reception hall / Family kitchen / breakfast room and supporting dining room





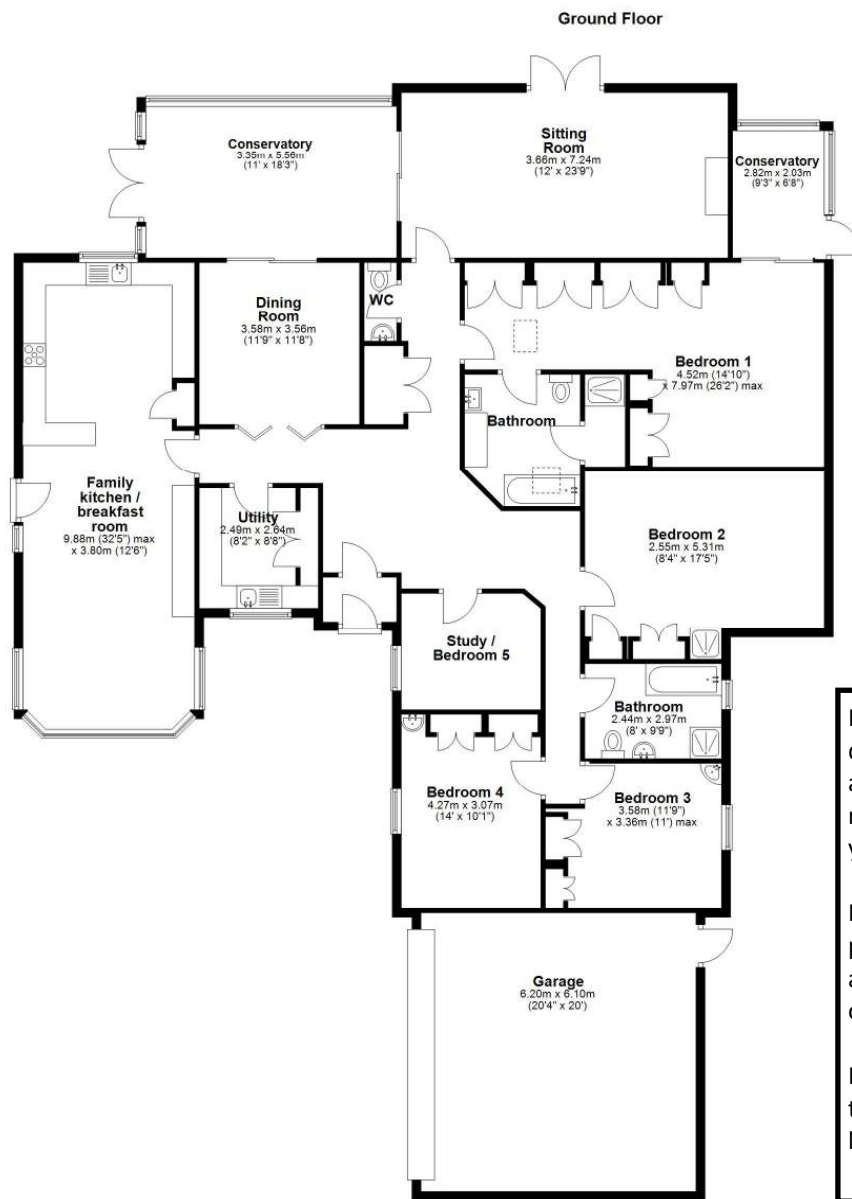




Four further bedrooms with supporting family bathroom

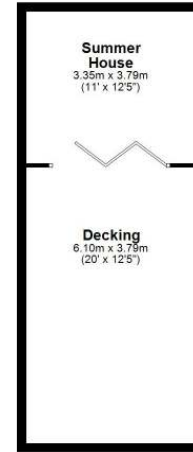






Total area: approx. 322.9 sq. metres (3476.2 sq. feet)

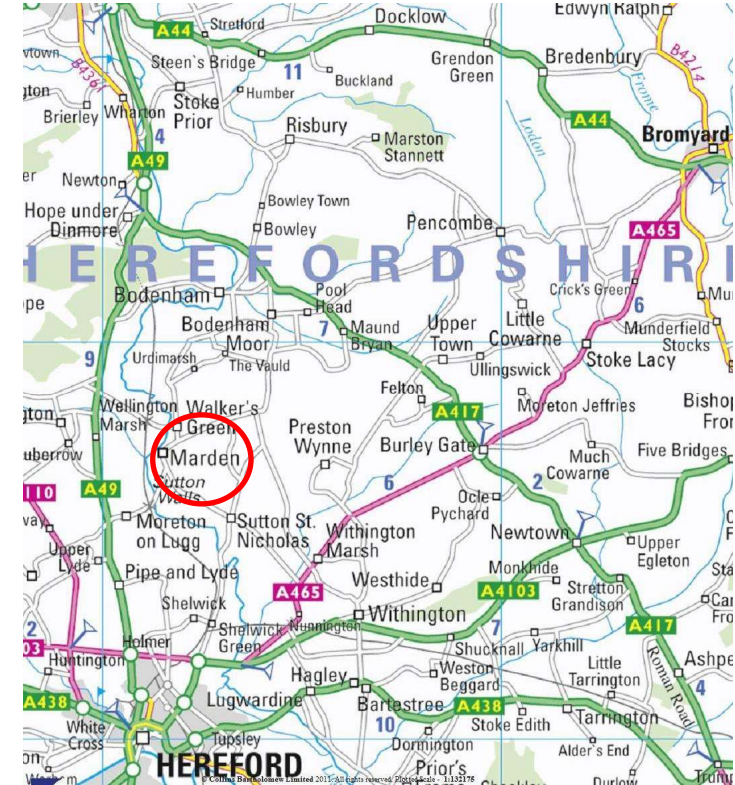
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It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. These and any matters relating to Rights of Way should be checked with your Solicitor or Surveyor.

Money Laundering Regulations Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

If you need help with or are unsure about any of the information contained in these details, please let us know.



Directions

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From Hereford, proceed on the A49 towards Leominster for approximately 3 miles before turning right into the village of Moreton on Lugg. Continue through the village passing over the bridge and railway line and after about a mile turn left towards Marden. Continue towards the village, passing a number of individual properties on the left hand-side and just opposite a red brick house called The Firs, there is the entrance to a small cul-de-sac of just three properties, one of which is Tramontana.

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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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