



## **Bodenham Farmhouse, Much Marcle, Ledbury, Herefordshire**

Superb, period farmhouse with gardens and woodland in an accessible, rural location



2.98 Acres


GRANT  
& Co




## LOCATION

Ross-on-Wye 6 miles, Ledbury 6½ miles, Hereford 13 miles, Malvern 16 miles, Cheltenham 27 miles, Worcester 33 miles, Birmingham 57 miles

 **Road:** M50 (Jct 4) 4½ miles; M5 (Jct 8) 21 miles

 **Railway:** Ledbury, Hereford, Malvern

 **Airport:** Birmingham & Bristol (60 miles)

## SUMMARY OF FEATURES:

- Beautiful and substantial detached, period house (3,682 sq ft)
- The farmhouse accommodation is situated over three floors
- 6 double bedrooms, 3 with en-suite, separate shower room
- Spacious kitchen/breakfast room, utility/boot room, WC, cellar
- 3 generous receptions rooms and spacious entrance hall
- Attractive garden, enclosed courtyard, vegetable garden and woodland area
- Private driveway and ample parking
- Adjacent land (c. 14 acres) with equestrian facilities available separately

**In all 2.98 Acres**

## SITUATION

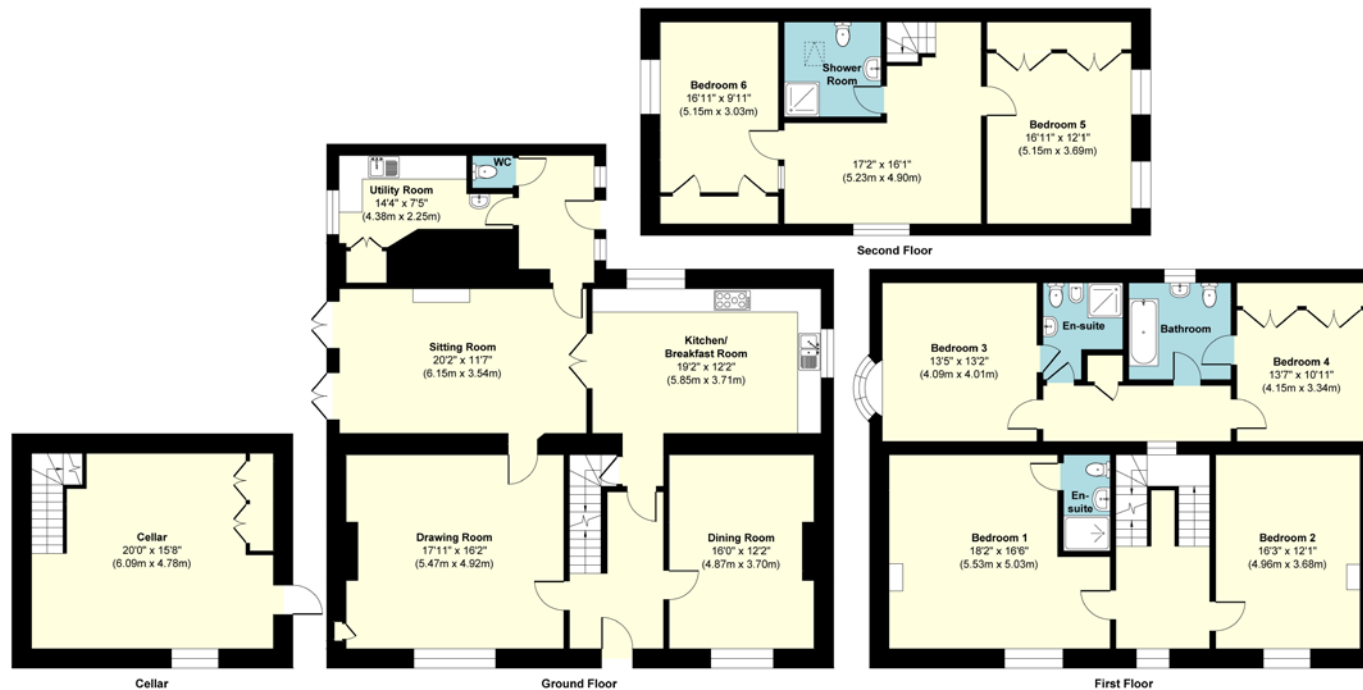
The attractive rural village of Much Marcle is situated in south Herefordshire between the traditional market towns of Ledbury and Ross-on-Wye. The area is surrounded by rolling countryside dotted with pastureland and cider apple orchards, for which the region is well known. This part of Herefordshire is still very much a rural community with a timeless appeal, but also benefits from excellent communication links to the rest of the country.

## BODENHAM FARMHOUSE

- Bodenham Farmhouse is understood to date back to the 17th Century and was originally the Home Farm for Homme House and the Estate, which is situated nearby.
- The property has later, Georgian additions which contribute to the wonderful array of original features that complement this beautiful home, and include exposed beams, original floorboards, plaster mouldings/cornicing, fireplaces, windows, and doors.
- The front door leads through into the main entrance hall and to the two, separate reception rooms, traditionally located either side in the Georgian style.



## Bodenham Farmhouse, Much Marcle, Nr Ledbury, HR8 2NJ



**Approx. Gross Internal Floor Area**  
**Main House = 3682 sq. ft / 342.15 sq. m**  
 Produced by Elements Property

## BODENHAM FARMHOUSE Ctd.

- The two reception rooms comprise a beautifully light and spacious drawing room with a fireplace with flagstone hearth (potential for the installation of a wood-burner, subject to the necessary permissions), and a well-proportioned dining room, also with an attractive, original fireplace. Both rooms have fabulous arched windows and have window seats overlooking the front garden.
- A generous kitchen/breakfast room provides plenty of storage and there is ample space for a table and chairs. The kitchen benefits from a gas/electric range cooker, a dishwasher, a fridge and is open to the rear sitting/family room with wood-burner and French doors leading out to a walled courtyard and seating area.
- The cellar can be accessed internally off the kitchen, or externally from the parking area. This is a good, dry cellar providing excellent storage, which has historically been used as a home office and offers a useful, flexible space.
- Off the rear lobby, there is a good-sized utility room which provides additional storage, plenty of room for coats and boots, and space for a washing machine, tumble dryer and fridge-freezer. There is also a separate, downstairs WC.
- A beautiful, wide staircase leads up to a split landing where there are four generous double bedrooms, three with en-suite bath/shower rooms and one with built-in storage/wardrobes.
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- The top floor is a versatile space and offers potential to create a fabulous bedroom suite, to include a bedroom, sitting room, dressing room and bathroom.





## THE OUTSIDE

- The property is approached off the main road via a private, gated driveway which leads up to Bodenham Farmhouse and the parking area, which has space for several vehicles.
- The main garden lies to the front of the property, which is set well back from the road, and is mainly lawn complemented by a variety of established, mature trees and shrubs, as well as a partially walled vegetable garden. There is further scope for keen gardeners.
- There is a lovely woodland area lying to the rear of the property which also has the vestiges of the old driveway leading to Homme House (disused for many years).

**Services:** Mains water and mains electricity. Shared private drainage. Oil-fired central heating (House).

**Broadband:** Standard broadband is connected (c. 26 Mbps). Fastershire in the process of being obtained.

**Local Authority:** Herefordshire Council: 01432 260000.

**Council Tax:** Band "G" (c. £3,629.77; 2023/24).

**Listing:** The Farmhouse is Grade II Listed.

**EPC:** Exempt (due to Listed status).

## GENERAL INFORMATION



### Schools

**Primary:** Much Marcle, Ashperton & Ledbury.

**Secondary:** Ledbury & Ross-On-Wye. For further information visit [www.herefordshire.gov.uk](http://www.herefordshire.gov.uk)

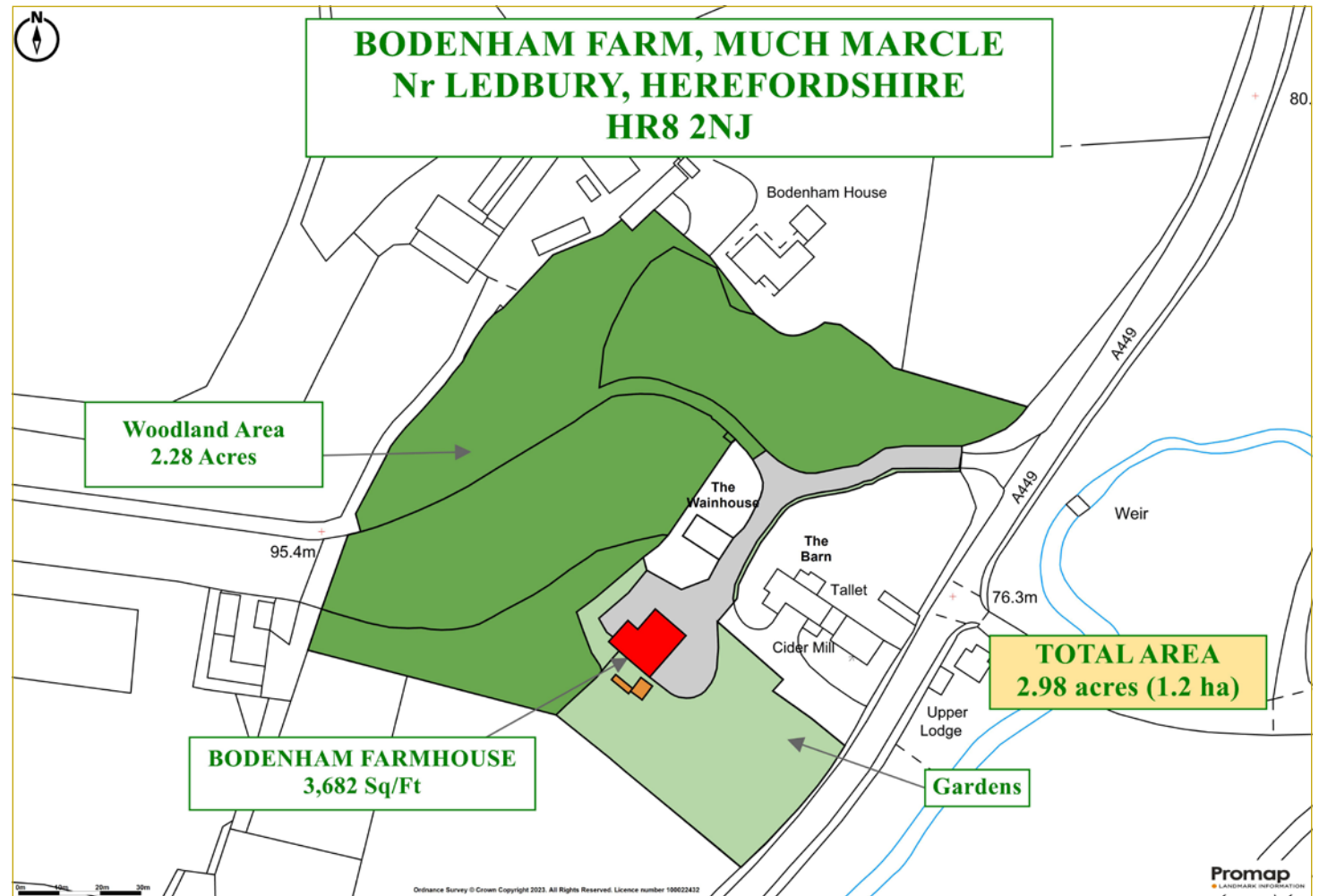
**Independent:** Colwall, Malvern, Worcester, Cheltenham, Hereford & Monmouth have some excellent independent schools. For further information visit [www.isc.co.uk](http://www.isc.co.uk)



**Local:** The village of Much Marcle has a good range of amenities including 3 pubs, a restaurant, a village hall, a Church and a primary school. The attractive market towns of Ledbury and Ross-on-Wye are easily accessible. More comprehensive retail options can be found at Hereford, Worcester, and Cheltenham, all within easy travelling distance.



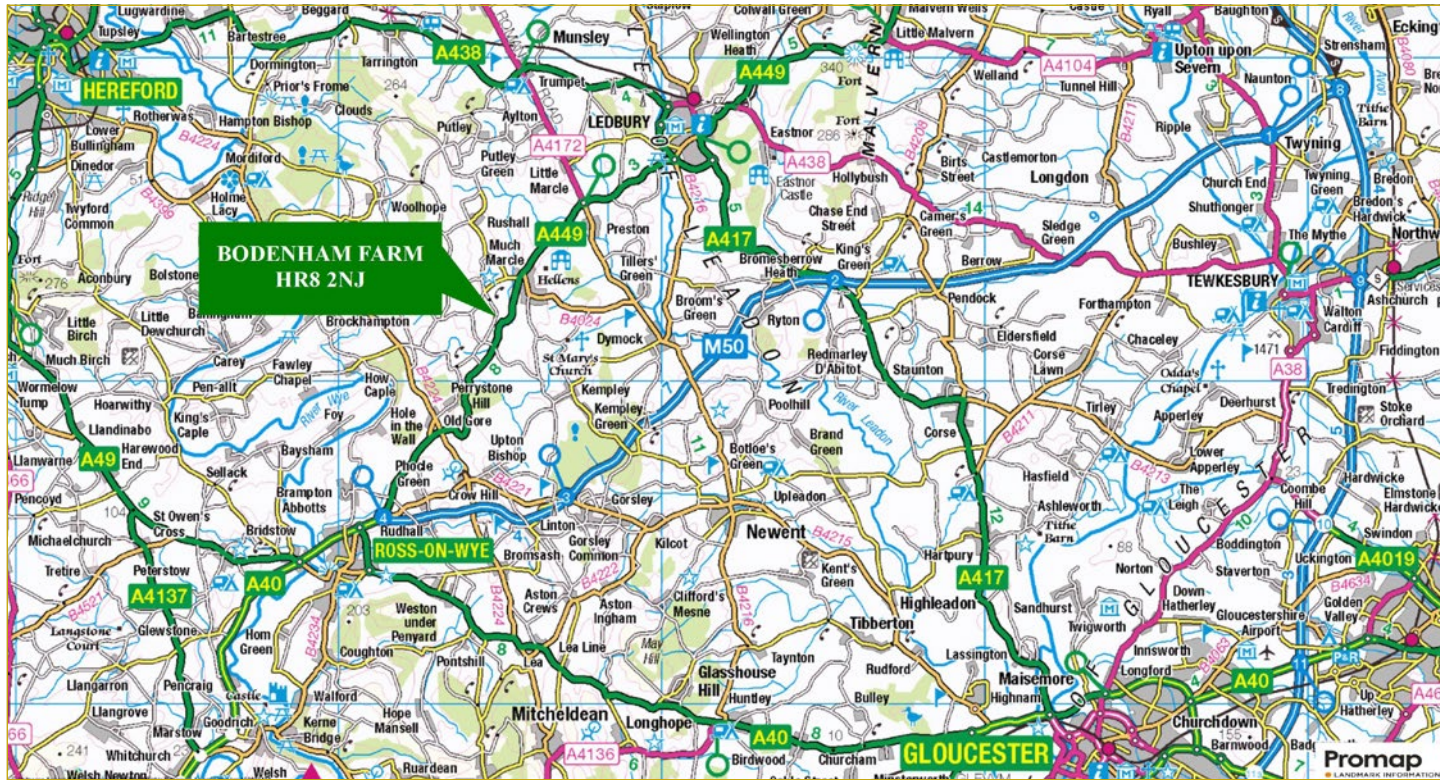
**Recreational:** The area offers a wide range of outdoor sports and activities, with the Malvern Hills and Wye Valley within easy access. Much Marcle holds a two-day steam Rally each summer, as well as a Large Model Aircraft Show weekend in the autumn. Hellen House (Much Marcle) and Eastnor Castle (Eastnor) are both seasonally open to the public. The Three Counties Showground (Malvern) hosts a wide variety of events including the RHS Spring & Autumn Garden Shows and the Royal Three Counties Show.











**Additional Information:** Additional land (c. 14 acres) with equestrian facilities is available by separate negotiation. Please contact the Agent for further information.

### DIRECTIONS - HR8 2NJ

**From Ledbury:** Take the A449 Ross Road Southwards out of Ledbury, passing Ledbury RFC on the right-hand-side. Continue along the A449 for 5 miles until reaching the village of Much Marcle. Continue for a further  $\frac{3}{4}$  of a mile, the driveway entrance to the property can be found on the right-hand-side. Turn into and continue up the driveway to the parking area located to the front and to the right-hand side of the property.

**What3Words:** ///outline.flotation.unwind

### VIEWINGS

By prior appointment via **Grant & Co** on 01531 637341.

**Agents Note:** For details of Agents Obligations and Disclaimers, please visit the Agents website: [www.grantco.co](http://www.grantco.co)

