



The Haywain Lyne Down, Much Marcle HR8 2NT
£295,000



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• Charming detached barn conversion • Character features throughout • No onward chain • Off road parking • Located in rural village • EPC E48 • Council tax band E (£2932.78 - 2025/26) • Grade 2 listed



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Porch

The front entrance to the property is via a porch which leads into the living room.

Living room

A charming space with ceiling beams, a log burner with a wooden mantelpiece. A wooden thumb latch door leads to the downstairs toilet. The staircase with wooden beams leads to the upstairs and a glass panel door leads to the kitchen/ diner.

Kitchen/diner

A rustic cottage style large space with wooden units and a built in eye level double oven, dishwasher and boiler. The floor is tiled throughout. There is ample space for a dining room table. A double wooden door leads out to the garden. The large window above the sink and glass panel door from the lounge bring plenty of light into the room.

First floor landing

Doors leading to the two bedrooms and the bathroom.

Bedroom one

A beautiful room with a high ceiling featuring wooden beams. There is a large wooden framed window.

Bedroom two

Another charming bedroom featuring the same high ceiling with beams. There is a door which leads out onto an external staircase which runs down the left hand side of the property.

Bathroom

Suite comprising bath, WC and wash basin. The bathroom features a Velux window and a bath with wooden panelling. There is also an airing cupboard.

Outside

Along the left hand side of the property is a large gravelled driveway with space for 2 vehicles. The front of the property is enclosed with a short brick wall and leads round to the back garden which has some beautiful trees and bushes. The oil tank is along the side of the property.

Location

Much Marcle is a village and civil parish in Herefordsire, located approximately 11km north-east of Ross-on-Wye, and approximately 8.8km from Ledbury. Home to the famous Westons Cider Mill and Visitor Centre. Lyne Down is a rural hamlet situated approximately 6 miles to the North East of Ross-On-Wye, approximately 2 miles south of Much Marcle and only 7 miles from the market town of Ledbury.

Material information

Tenure: Freehold

The agents are advised that the property is Grade 2 listed.

Council tax band: E

Local authority and rates: Herefordshire Council - £3078.57 (2026/27)

Electricity supply: mains

Water supply: mains

Sewerage: private system

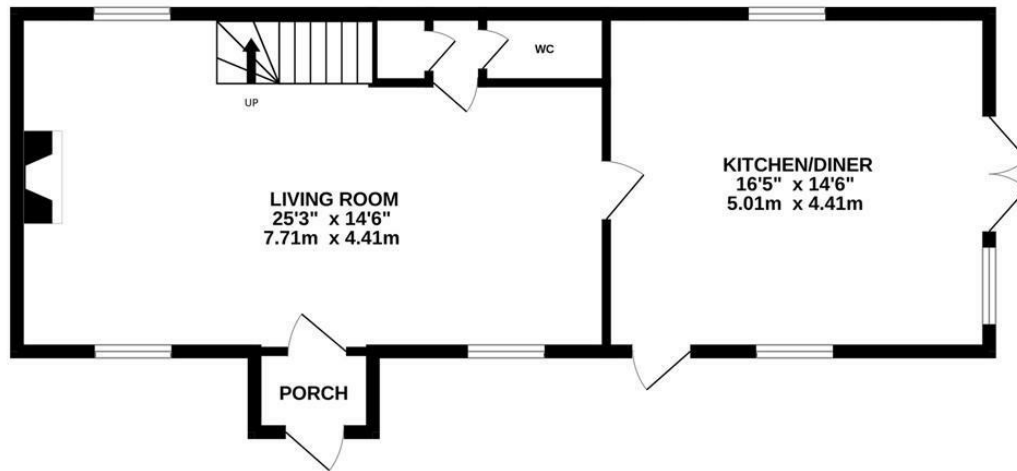
Heating: Oil

Broadband speed: Basic 16Mbps

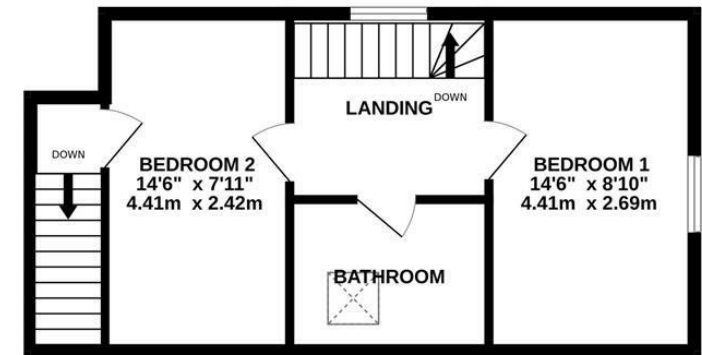
Mobile phone coverage: EE, Three



GROUND FLOOR
615 sq.ft. (57.1 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 1016 sq.ft. (94.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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