



THE CIDER HOUSE AND STUDIO ANNEX

Pembridge HR6 9JE



The Cider House and Studio Annex
Weston Barns
Pembridge
Herefordshire
HR6 9JE



Forming part of a very select complex of Grade II listed luxury barn conversions, an exceptionally spacious and beautifully appointed property, with separate three-storey home office, studio or annex, all set in an accessible rural location just minutes from the charming and historic village of Pembridge

Guide Price £875,000

Situation and description

From the nearby village of Pembridge proceed towards Kington on the A44 for approximately 1 mile, passing Westonbury Mill Water Gardens on the left hand side. Take the next left turning to Weston, Bearwood, and Broxwood and continue on this small lane for a short distance until reaching the entrance to the development on the right-hand side. The Cider House is immediately on the right approached through its own private electric gates.

Situation and description

The small hamlet of Weston lies in northwest Herefordshire and comprises a cluster of individual houses and cottages surrounded by farmland. The larger village of Pembridge is steeped in history, with a wealth of half-timbered properties centered around a historic church. The village has a thriving community and offers a primary school, a farm shop, art gallery, popular pubs, restaurants, tea rooms and more. The market towns of Leominster and Kington are also within easy striking distance, as is the cathedral city of Hereford and the ever-popular town of Hay on Wye, with its now world-famous literary festival.

The Cider House was converted in 2009 to an exacting standard and provides outstanding land adaptable living space which mixes many original features with modern comforts such as underfloor heating, double glazing and luxury bathrooms on the ground floor.

The accommodation is versatile and can be optimized in numerous ways, with a detached annex within the landscaped gardens, offering three floors of very attractive studio/living or office space. Beautifully presented throughout, benefits include a stunning kitchen/ family room, and a luxurious main bedroom with huge, fitted dressing room and sumptuous bathroom. Outside the gardens are beautifully presented and easily manageable and there is plenty of outside storage and garage space.

On arrival, electrically operated wooden gates, with intercom, open onto a large drive which provides ample parking and turning space. A door leads into a capacious yet very comfortable and well-appointed kitchen/family room which undoubtedly forms the main hub of the house. The kitchen area is well planned and includes a limestone tiled floor, an extensive range of fitted cupboards and drawers, granite worktops and integrated appliances, along with a central workstation with sink and a

convenient pantry. The living area has a Heta cylindrical wood burner for those colder evenings and plenty of space to sit and relax. The kitchen is then supported by a large and equally well fitted utility space, with dog flap, which connects through to an external boot room.

At the front of the barn, a separate dining room is ideal for entertaining and has an engineered oak floor as well as windows and doors which overlook the gardens. The main entrance hall has a flagged floor and provides access to a good-sized cloakroom. The sitting room offers plenty of space to sit and relax and has a similar engineered oak floor, Contina wood burner and full-length glazed windows and doors overlooking the gardens.

From the hall, an oak staircase leads to a large first floor, partially galleried and vaulted landing. The main bedroom is ideal for those who like to have plenty of space and again has a vaulted ceiling with windows to one side. A beautifully fitted dressing room provides ample wardrobe, shelving and drawer space, for even the most ardent shopper, and a separate large en-suite bathroom includes a jacuzzi bath, large shower, twin sinks, bidet and WC. At the other end of the house a separate guest suite has its own dressing and shower rooms, and the third double bedroom is supported by a very well-appointed family bathroom.

A short distance from the Main House is a beautifully converted Cider House with adaptable accommodation over three floors. Light and spacious and again well appointed it offers incredible scope for extended family, teenagers, office space, gym etc, in our view this makes the whole property very attractive and viewing is highly recommended.

Services and Considerations: Mains water and electricity connected. Shared private drainage and oil-fired central heating. **Tenure** Freehold. **Council Tax** Band A and F, respectively. **EPC**—N/A as Listed, **Mobile Phone Coverage:** 4G / **Broadband:** Superfast EE optic fibre. **Listing:** Grade II Listed.

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.

Prospective purchasers: Upon submitting an offer, we will require by law, proof of ID for all buyers. A picture ID and a separate address ID together with proof of funding.



Fantastic kitchen/breakfast room, combined family living area





WALL
HUNG
LADDER

LIVE
LAUGH
LOVE







Magnificent master bedroom, with en suite and dressing room



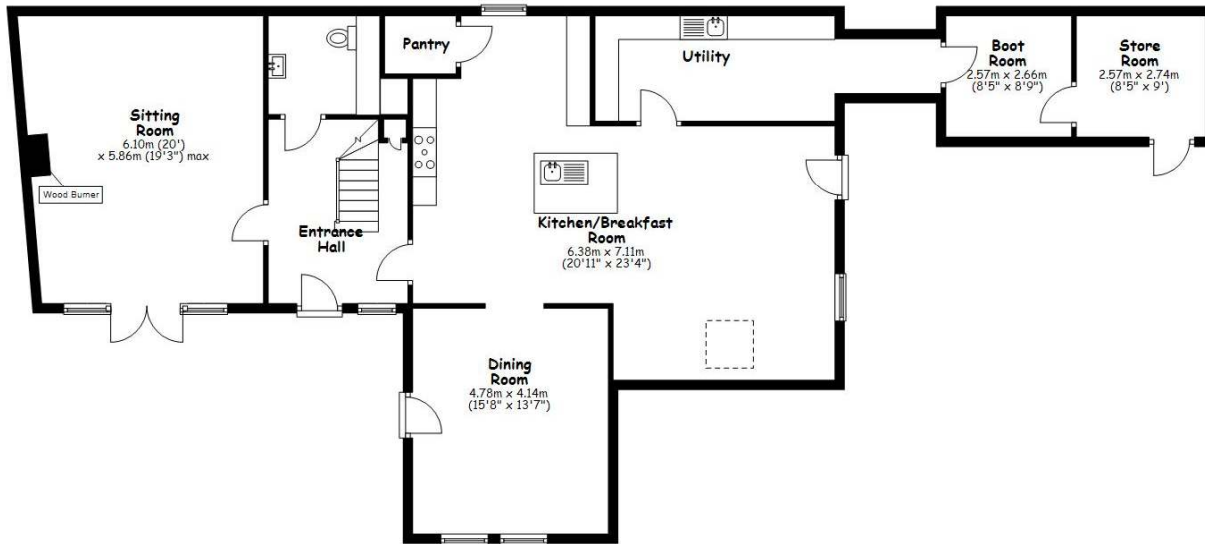


Sumptuous bedrooms and en suites with family bathroom

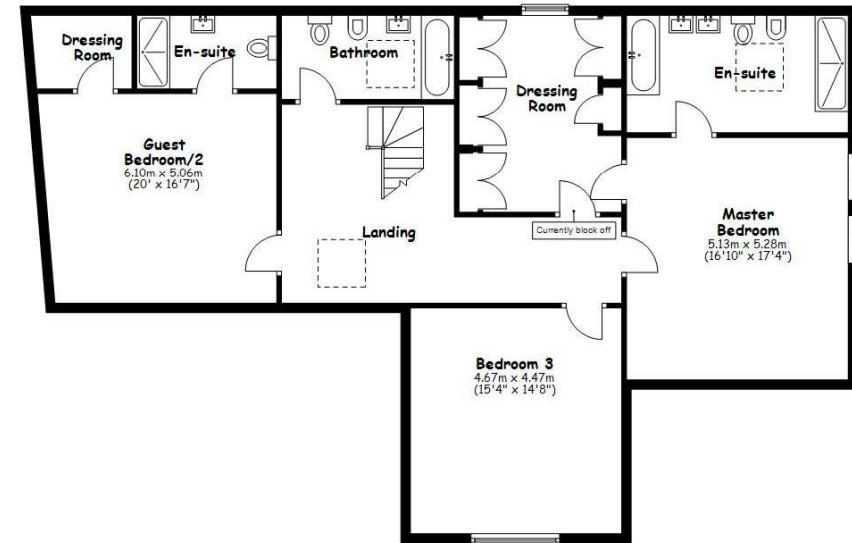




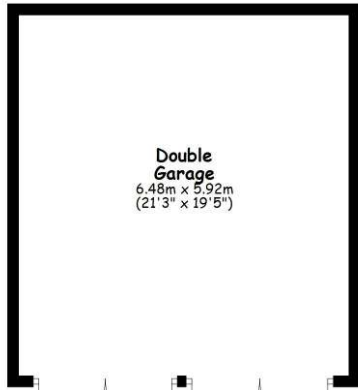
Ground Floor
Approx. 158.8 sq. metres (1709.5 sq. feet)



First Floor
Approx. 146.1 sq. metres (1573.0 sq. feet)



Garage Plan
Approx. 38.3 sq. metres (412.6 sq. feet)



Total area: approx. 38.3 sq. metres (412.6 sq. feet)

Plans created by Brookes Bliss Ltd - Plans are not to be assumed as accurate and are not to scale.
Plan produced using PlanUp.

Total Approximate Area:

Total area: approx. 305.0 sq. metres (3282.5 sq. feet)

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Plan produced using PlanUp.

The Cider House: 305.0 sq m | 3282.5 sq ft
Annex Accommodation: 131.2 sq m | 1412.6 sq ft
Garage: 38.3 s m | 412.6 sq ft

Plans are not to scale and should not be taken as accurate, they are for guidance purposes only!

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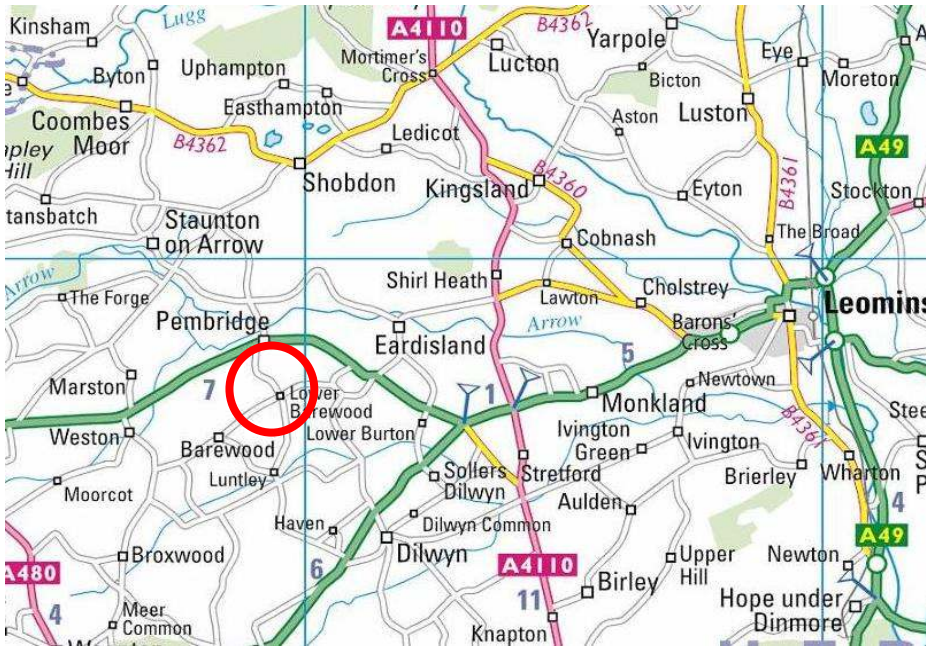
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These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

Directions

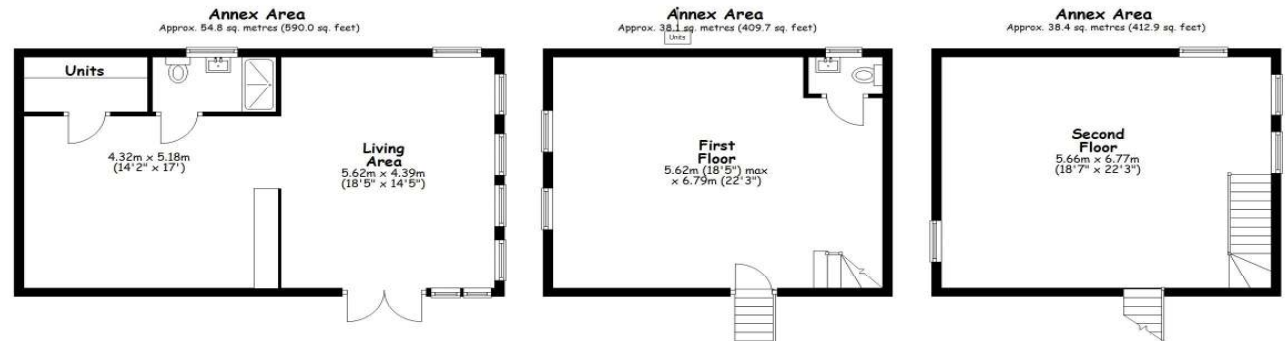
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From the nearby village of Pembridge proceed towards Kington on the A 44 for approximately 1 mile. After passing Westonbury Mill Water Gardens on the left, take the next left hand turning to Weston, Bearwood, and Broxwood. Continue on this small lane for a short distance and the entrance to the development will be found on the right-hand side. The Cider House is immediately on the right approached through its own private electric gates.



Office/Annex

The original cider house lies to the front and side of the main barn and has also been beautifully converted to provide very individual work or living space which is arranged over three floors. Ideal as a home office or multi-generational living. The ground floor has a spacious living area with plenty of natural light and glazed doors to an outside deck. It also boasts its own shower room and kitchen area, making it ideal for extended family or as a very cool teenager pad. An external staircase provides access to a first-floor office or bedroom with cloakroom and has an internal staircase leading up to a second-floor studio.



Total area: approx. 131.2 sq. metres (1412.6 sq. feet)
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Outside

The gardens and outside space have been thoughtfully designed and beautifully enhance the living accommodation. Well enclosed on all sides, they comprise lawns with raised beds, various pathways, a patio and sundeck, punctuated by large bamboo planters and mature trees, all creating a private and peaceful haven.

To one side of the house a very useful single-storey timber store has been sub-divided and makes an ideal garden store and boot room with power, lighting and external taps providing both hot and cold water. A short distance from the house a double timber garage provides further storage space.

