



Ye Olde Steppes,, High Street, Pembridge, HR6 9DS
Price £700,000

COBB
AMOS

SALES | LETTINGS | AUCTIONS
LAND & NEW HOMES

Ye Olde Steppes,, High Street Pembridge

Opening the door to the familiar sound of a little bell when you enter, you step into Ye Old Steppes and are taken back in history. The property, which is in the heart of the highly desirable village of Pembridge, is steeped in original character and charm, being Grade II listed. The main dwelling offers four reception rooms and four double bedrooms and has been enjoyed over the years as a Rectory, post office, award winning tea room and more recently a fabulous village shop. The Old Bakehouse annexe is currently used as a holiday let and as well as also boasting oodles of character enjoys open plan living, two double bedrooms both en-suite. In addition there is a pretty garden, separate garage with private parking, truly a property not to be missed.

FEATURES

- A superb Grade II Listed house with annexe
- Character features throughout
- Four bedrooms to main dwelling
- Two bedrooms to The Bake House
- Business opportunity
- Multi generation living
- Prominent village location

Material Information

Price £700,000

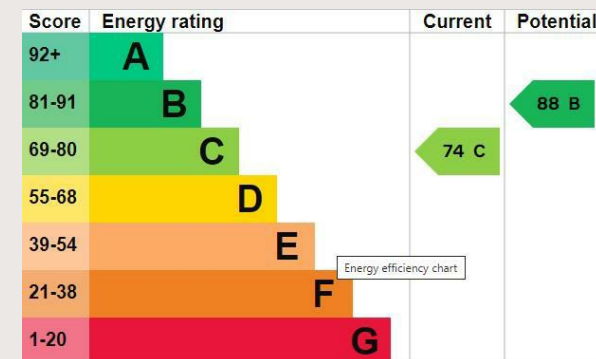
Tenure: Freehold

Local Authority: Herefordshire

Council Tax: C

EPC: (null)

For more material information visit www.cobbamos.com



Introduction

A fantastic opportunity to acquire Ye Old Steppes, a property full of history and situated in the most prominent place within the popular Black and White village of Pembridge. The property occupies a substantial plot offering a multitude of opportunities for a new owner with a main residence, fully equipped and furnished annexe/holiday let and beautiful garden. There is accommodation to the main dwelling comprising; front room/shop floor, living room, hall, kitchen, back kitchen/ utility room, cloakroom, sitting room, four double bedrooms and a family bathroom. The Old Bake House comprises; open plan living room/kitchen/dining room and two double bedrooms each with an en-suite. There is a pretty, well stocked garden with an aviary, separate private garage with private parking space. Overall this stunning property needs to be seen to be appreciated. Please call our Leominster office on 01568 610310.

Ye Old Steppes

The glass paneled door opens into the front of the property of which the current vendors are using as a shop. There are two large bay windows overlooking the front and allowing natural light to flood through. The older part of the property was a Rectory around 500 years ago and boasts fantastic original timbers and fireplace inset with a woodburning stove. There are wooden floorboards and ample space to utilise. If desired the room could be your living space but the vendors have enjoyed running this as a tea room and as it is now, a village shop. An opening which would have originally been a door leads to another room where there is tiled flooring, doors to the front and rear and a cloakroom fitted with a WC and basin.

The living room was an addition in the Georgian era and has an original fireplace and side aspect, full sash bay window. Along the hallway is the kitchen which has a lovely heart of the home feel fitted with wall and base units, a Rangemaster gas cooker and space for a breakfast table and chairs. There is a stainless steel sink and stable door to the side. Steps lead up to the back kitchen which has additional base units,

space for a fridge freezer, washing machine and tumble dryer. There is a stable door to the rear. Taking the staircase to the first floor, the original character features and charm continue with wooden floorboards throughout. The landing has two windows to the side, open exposed timbers and space for decorative furniture. The sitting room has a fabulous window which is of historic significance overlooking the front, down Bridge Street and the countryside beyond. There is a vaulted ceiling, beautiful exposed timbers and fireplace inset with a gas fire.

There are four bedrooms to the main dwelling, all of which are double sized. Bedroom one, two and four all have windows to the side aspect. Bedroom three is currently being used as a study and I understand why, with views over Bridge Street and the countryside beyond, it's a welcome distraction from being on the computer and stuck behind a desk.

The Old Bakehouse

The oak panelled door with glass window opens into The Old Bake House and you immediately notice the original bread ovens of which there are two above the Rangemaster cooker, with five ring gas hob. Both bread ovens open with the top oven having a light in. The Old Bakehouse is open plan with a kitchen, dining room and living room and is beautiful decorated and sympathetically furnished. The kitchen area is fitted with bespoke wall and base units with oak worktops. There is an integrated washing machine, Smeg fridge freezer and Butler sink with stainless steel taps. The living area has a cosy feel with a woodburning stove as a focal point and two windows over looking the garden. There is a wall mounted television, two comfortable sofas and a dining table with four chairs. The ground floor bedroom is a double with a window and Velux sky light. The en-suite is beautifully fitted with a cast iron roll top bath, WC, basin and shower cubicle.

Taking the oak staircase, which was fitted by Browns, a local renowned carpenter, is the mezzanine floor. This bedroom has a super king sized bed and an en-suite which is fitted with a WC, basin and double shower cubicle. This property has its own entrance and is





accessed from the side through a porch. This is great when coming back from a good walk with space for muddy boots, coats and dog leads.

All of the furniture and furnishings for The Old Bakehouse shall be included in the sale.

Sykes

The Old Bakehouse is used as a holiday let, advertised on Sykes and more information can be found by using the following link:

<https://www.sykescottages.co.uk/cottage/Herefordshire-Byletts/The-Old-Bakehouse-1138550.html#duration=7&calendar=2024-03&changeover=5>

Garden

The garden has been thoughtfully planned by the current vendors and is a wonderful place to relax. There is an area laid to decorative stone which is suitable for alfresco dining and enjoying entertaining guests in the summer months. A path with lawn to the sides leads to the top of the garden where there is a summer house, useful shed and aviary. There are borders stocked with flowers, shrubs and plants. In addition there is a greenhouse.

Services

All mains are connected.

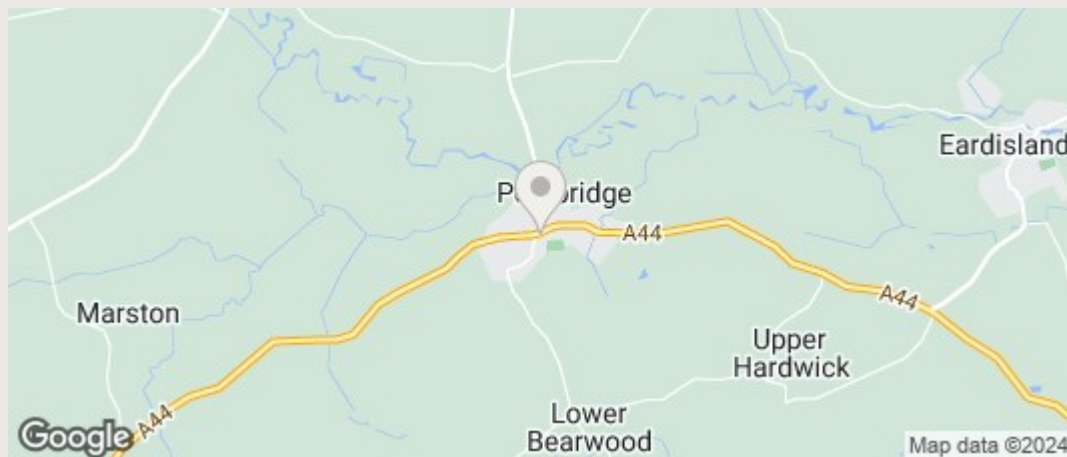
Herefordshire Council Tax Band C

Location

The popular black and white village of Pembridge is very well catered for offering a number of public houses and restaurants, popular primary school, village hall and church to name just a few. The market towns of Leominster (7 miles) and Kington (6 miles) offer a further range of amenities to include supermarkets, schooling, leisure facilities and good road and rail links to surrounding areas and nationwide. Hereford City is approximately 16 miles distant offering a further wealth of shopping, recreational and educational facilities.

DIRECTIONS

From Leominster, proceed west on the A44 passing through the village of Monkland towards Weobley. Before reaching Dilwyn take the right hand turn signposted Pembridge, continuing on the A44. On entering Pembridge, the property is located on the left hand side opposite the turning for Bridge Street







Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

3429.2 ft²
318.58 m²

Reduced headroom

88.2 ft²
8.19 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

COBB AMOS

SALES | LETTINGS | AUCTIONS
LAND & NEW HOMES

Hereford

Telephone: 01432 266007

hereford@cobbamos.com

14 King Street, Hereford, HR4 9BW

Leominster

Telephone: 01568 610310

leominster@cobbamos.com

2 Broad Street, Leominster, HR6 8BS

Ludlow

Telephone: 01584 874450

ludlow@cobbamos.com

5 High Street, Ludlow, SY8 1BS

Land & New Homes

Telephone: 01584 874450

landandnewhomes@cobbamos.com

5 High Street, Ludlow, SY8 1BS

Knighton

Telephone: 01547 529907

knighton@cobbamos.com

22 Broad Street, Knighton, LD7 1BL

Lettings

Telephone: 01432 266007

lettings@cobbamos.com

14 King Street, Hereford, HR4 9BW

Head Office

Telephone: 01568 605300

hello@cobbamos.com accounts@cobbamos.com

First Floor Executive Suite, Easters Court, Leominster, HR6 0DE