



1, Clover Meadow, Pembridge, HR6 9HJ
Offers In Excess Of £725,000

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1, Clover Meadow Pembridge

Built in 2018 and situated on the edge of the sought after village of Pembridge, is this stunning Border Oak three double bedroom home boasting oodles of character and charm. The property is beautifully presented and finished to an extremely high standard and enjoys ample living accommodation, gas underfloor heating, fully enclosed garden and double oak garage. 1 Clover Meadow is not to be missed.

FEATURES

- Detached Border Oak home
- 3 bedrooms, 2 en-suite
- High quality throughout
- Double oak garage/parking
- Fully enclosed garden
- Sought after location

Material Information

Offers In Excess Of £725,000

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: F

EPC: B (84)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Introduction

A beautiful recently built Border Oak home located on the edge of the sought after black and white village of Pembridge. Boasting exposed oak timbers, underfloor heating, a fully enclosed garden and double garage. This stunning property comprises: entrance hall, living room, kitchen and dining room, utility room, reading room, three bedrooms, one en-suite and a family bathroom. Viewing is highly recommended to appreciate the quality of the property on offer.

Property description

The solid wooden front door with canopy porch opens into the entrance hall where you are immediately greeted by character and charm synonymous with Border Oak houses. The entrance hall provides access to the primary rooms, the stair case to the first floor, useful under stairs cupboard and space for furniture. There are exposed oak timbers which flow through the whole of the property and flagstone flooring throughout the ground floor. To the left is the living room with triple aspect windows including French doors which open to the rear allowing natural light to flood the room. There is a brick fireplace with oak hearth and inset wood-burning stove which creates a cosy focal point. An opening leads to a seating area which would also make an ideal study or home office, again with French doors opening to the rear which has views of the garden and countryside beyond. This room flows into the kitchen dining room. The kitchen has been fitted with neutral base units with a marble worktop and an island with wooden worktop. There is a cupboard for crockery, double ceramic sink with a window above to the front and space for a range cooker. The dining area provides space for a large dining table and chairs, windows to two aspects with French doors opening onto the patio. An oak door opens into the utility room where there is a space for a washing machine, tumble dryer and fridge freezer. There are base units and a ceramic sink with a window above overlooking the side and a door exiting to the rear garden. This is a great way to enter the property after a good walk with plenty of space for coats, shoes and a dog

bed. There is access to the cloak room which is fitted with a wc and basin and a cupboard which houses the boiler. In addition there is a pantry.

Taking the staircase to the first floor landing, there is a seating area which opens to have storage and two cupboards to each side. Bedroom one is a good double with dual aspect windows to the front and rear and benefitting from an en-suite shower room with wc, basin and walk in shower cubicle. Bedroom two is also a double with a window to the rear over looking the garden with views beyond and velux, which floods the room with light, vaulted ceiling and a dressing area which has built in wardrobes. Bedroom three is a double with a window to the front and built in wardrobe. The family bathroom is fitted with a four piece suite to include a wc, basin, bath and walk in shower. There is a chrome towel rail and velux window.

Garage and parking

To the front of the property is a decorative stone area suitable for parking several cars. The garage is a double and benefits from light and power.

Garden

There is access to the rear garden from both sides of the property through a gate and the garden is mainly laid to lawn and enjoys views of the Herefordshire countryside. There are various interspersed trees, flowers and shrubs. The garden has been upgraded significantly by the current owners with a path leading to a new patio area at the bottom of the rear garden flanked by flower beds. There are also three raised beds and a greenhouse.

Agents Note

Planning permission granted for a proposed erection of single storey side extension with a galleried mezzanine bedroom with a rear dormer.

Planning number : 223558 Herefordshire Council

Services

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

Council Tax Band F



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Location

The popular black and white village of Pembridge is very well catered for offering a number of public houses and restaurants, outstanding Ofsted primary school, award winning tea rooms 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. The popular towns of Ludlow and Hay On Wye are also within easy reach.

Agents Note

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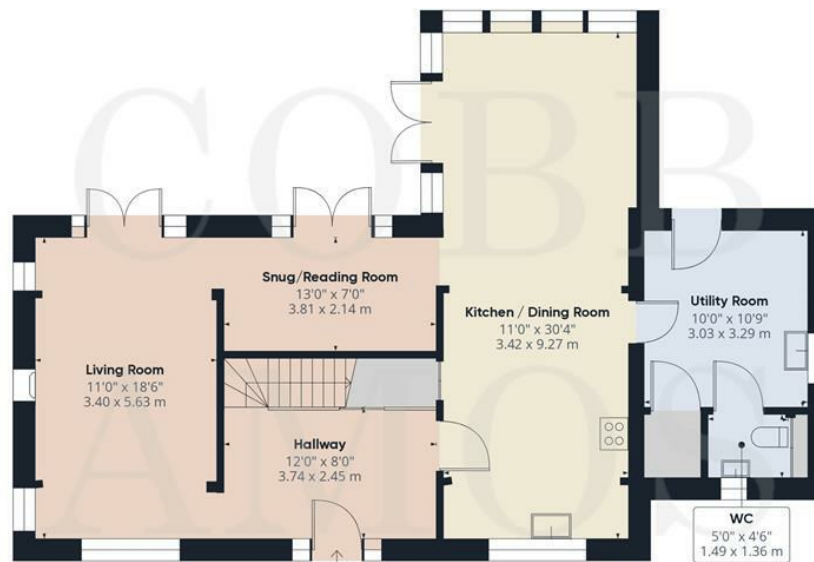


DIRECTIONS

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. Just before entering the village of Pembridge, the property is located immediately on the right hand side.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1753.66 ft²

162.92 m²

Reduced headroom

87.62 ft²

8.14 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.

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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