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LAND & NEW HOMES

Walcote Lodge, High Street, Pembridge, HR6 9DT  
Price £495,000

# Walcote Lodge High Street Pembridge

NO ONWARDS CHAIN. A super opportunity to purchase a recently refurbished and redecorated four or five double bedroom, two reception, two bathroom detached dormer bungalow. With the added benefit of having a separate ground floor one bedroom annexe, all tucked away neatly and securely within wall and boundary fencing. Offering off street parking, private gardens, options for multi-generational living or the opportunity to earn extra income through holiday letting and set in the sought after village of Pembridge, this really is a 'must see opportunity'.

- SOUGHT AFTER VILLAGE LOCATION
- CHAIN FREE
- DETACHED ONE BEDROOM ANNEXE-INDEPENDENT LIVING OR LETTING INCOME
- FOUR/FIVE BEDROOM, TWO RECEPTION, TWO BATHROOM
- DETACHED BUNGALOW
- FULLY REFURBISHED WITH MODERN KITCHENS & BATHROOMS
- NEW GARDEN ROOM EXTENSION
- NEW CARPETS & QUALITY FLOORING
- DOUBLE GLAZING

### Material Information

**Price** £495,000

**Tenure:** Freehold

**Local Authority:** Herefordshire

**Council Tax:** D

**EPC:** E (51)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 80 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 51 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Please note that the dimensions stated are taken from internal wall to internal wall.



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.

Introduction

This super home has the following accommodation: entrance hallway, sitting room, kitchen, laundry/pantry, garden room/dining, four bedrooms, shower room and bathroom. Detached annexe with kitchen dining/living room, double bedroom and en-suite. Externally the features are: driveway parking for two cars, private rear courtyard and gardens, secure boundary.

Property Description

Entry is into an entrance hallway. To the right is a sitting room of square proportion with a bay window to the front. The room benefits from having: dual aspect, a hatch to the kitchen, attractive wooden flooring and gas fire with stone fireplace and hearth. Beyond the sitting room and to the rear of the property is a newly fitted and well designed kitchen. There is a waist height oven with microwave/oven above, electric hob with induction hood, black granite worktops (mirroring the black contemporary finish of the hood/overs/sink unit), housing for an American style fridge/freezer, integrated dishwasher, pan drawers, a breakfast bar with stool seating and polished stone flagstone flooring. White goods are housed next door in their own separate room. There is housing for a washing machine and separate dryer here and shelving for pantry goods. Flowing from the kitchen is a separate garden room extension with bi fold doors to a patio area for al fresco dining in the Summer months. This room is currently set up with a six seater table and chairs and a desk for office working but could also lend itself to being a hobby space with enjoyable access to the garden.

Finishing the ground floor and accessed from the central entrance hallway are two bedrooms and a walk in shower room. Bedroom one at the front of the property is a comfortable double and has dual aspect with a bay window to the front elevation. There are fitted cupboards and there is room for an assortment of bedroom furniture. If less bedrooms are required this room would lend itself to becoming another reception room. Bedroom two is also a double with side elevation. It could lend itself to becoming a dressing room for bedroom one or as a quiet study space if required. Both bedrooms share a luxurious walk in shower room, fully tiled and having double sinks with contemporary drawer vanity housing.

On the first floor are two further bedrooms set within the eaves of the home, family bathroom and separate WC. The landing is well lit by a window to the front and has storage cupboards with louvred doors. Bedroom three has side aspect, access to eave storage, in-built cupboards and room to house an assortment of bedroom furniture. Bedroom four also has side access and is currently set up with two single beds, side tables and some hanging facility. The family bathroom is truly luxurious with roll top bath, unique designer crafted hand basin and shower cubicle. The WC has been separated and stands alone next door.

Walcote Lodge benefits from having a separate one bedroom annexe consisting of: kitchen/diner/living and double bedroom with en-suite. The kitchen/dining/living room is a delightful space due to its dual aspect. The dining section brings the outdoors in with seamless bi fold doors that instantly make the space feel more spacious. The kitchen section is newly fitted with an attractive range of wall and floor cupboards, electric hob top, sink under a window and work top space for an array of electrical goods. The living area has room for comfortable seating for film watching or enjoying a good book and benefits from having a window with a view of the private garden area. The bedroom is a good sized double with views over the garden, room for a range of bedroom furniture and access to its own en-suite facilities. The en-suite includes a shower cubicle, WC, hand basin and towel rail all finished in a modern chrome design with stone effect tiling on both the walls and floors.

Garden

Walcote Lodge enjoys manageable gardens equipped with greenhouse, areas of patio interspersed with mature shrubs and cottage style planting, fruit trees and areas of lawn all securely enclosed by wall and fencing. There are plenty of opportunities for relaxed seating or social dining on bistro sets.

Garage & Parking

There is a temporary garage 6mx3m which can be removed providing space for the parking of two cars.

Services

Mains gas, electric, water and drainage  
Tenure: Freehold  
Herefordshire Council Tax Band D

Broadband

Broadband type Highest available download speed Highest available upload speed Availability  
Standard 18 Mbps 1 Mbps Good  
Superfast 53 Mbps 8 Mbps Good  
Ultrafast 1000 Mbps 1000 Mbps Good

Networks in your area - Gigaclear, Openreach  
Source: Ofcom Mobile Checker

Outdoor & Indoor Mobile Coverage

Please open the link below taken from Ofcom Mobile Checker:

<https://www.ofcom.org.uk/mobile-coverage-checker>

Location

The popular black and white village of Pembridge is very well catered for offering a number of public houses and restaurants, farm shop, cafe, primary school, village hall and church to name just a few. The popular 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.

What3words

What3words:///estimates.view.unionists

Agent's Note

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £24 inclusive of VAT per purchaser in order for us to carry out our due diligence.

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, pass Bridge Street on your right and the property can be found shortly after on the right hand side.



