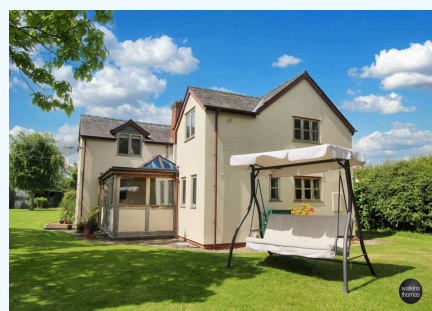




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The Hennings, Pembridge, Leominster, Herefordshire, HR6 9HF

'In an enviable North Herefordshire location commanding truly idyllic uninterrupted distant southerly views. A characterful four bedroom detached rural property offering a large open plan kitchen with garden room and three further reception rooms downstairs. Offering four bedrooms, one of which is en-suite. Set in a large garden with additional yard, outbuildings/ barns and vegetable gardens extending to approximately $\frac{3}{4}$ acre'

£735,000 (Freehold)

Residential Sales and Lettings

The Hennings, Pembridge, Leominster, Herefordshire, HR6 9HF

LOCATION

The Hennings is situated on a quiet country lane between Upper and Lower Hardwick in glorious rural Herefordshire. Although the postal address is Pembridge the house lies in the Parish of Eardisland, to the west of the market town of Leominster and about fourteen miles from the Cathedral City of Hereford. From the property wonderful unspoilt views are enjoyed across adjacent agricultural land to Dinmore Hill and Clee Hill in the far distance. Neighbouring villages of Eardisland, Pembridge and Dilwyn offer a range of services with the market towns of Leominster and Kington both in easy reach. There are railway stations in Leominster and Hereford.

DESCRIPTION

The Hennings is a beautifully appointed detached extended cottage with some original parts dating back to the 17th Century. It has been extended and refurbished, blending both character timber frame features with the comforts of a modern home. Unusually, for an extended cottage, the ground floor is all one level. The property has an oil-fired central heating system with external boiler and benefits from double glazing throughout. Features of oak skirting boards and solid oak doors with Suffolk latches can be found throughout the property and downstairs has oak floorboarding throughout.

The spacious accommodation includes a lovely family kitchen/dining room featuring an Aga opening out into an oak framed living/garden room with glass lantern roof. Three further reception rooms include a dining room, study/snug and large family/ drawing room which has the potential to provide separate access if required. The reception hall offers full height glazing making the most of the amazing far-reaching views. Four bedrooms provide the first floor accommodation including a lovely light principal bedroom with en-suite and a family bathroom.

ON THE GROUND FLOOR:

Entrance Hall

2.67m (8'9") x 2.44m (8'0")

The front door opens into the entrance hall where you are immediately greeted with the wonderful far-reaching view over to Dinmore Hill. With exposed beams and its full height double glazed wall flooding the space with natural light. With an opening to the dining room and door to the:



Family Room/Drawing Room

7.32m (24'0") x 4.57m (15'0")

With high ceiling and exposed timbers this has a stable door leading out to the garden.



Dining Room

4.62m (15'2") x 3.53m (11'7")

Exposed beams and timber frame this room is part of the original cottage and offers a wood burner. Doors to the study / snug and kitchen / garden room:

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The Study/Snug

4.9m (16'1) x 3.96m (13'0)

Oak French doors make the most of the exceptional view with a bespoke oak bookshelf



Open Plan Kitchen With Garden/Living Room

8.89m (29'2) x 8.28m (27'2)

This rooms provides several focal points, the first being the kitchen with its four oven Aga, granite worktops and a large 2.3m island with seating. Built in dishwasher, larder fridge, freezer and microwave. A traditional double Belfast sink with mixer tap and shaker style cabinets. Understairs cupboard.



The Living Room Area

8.81m (28'11) x 5.33m (17'6)

With stairway and second entrance porch leading off, this room has a stone chimney breast with a wood burner stove and exposed beams.

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The Garden Room

4.06m (13'4) x 3.05m (10'0)

An oak timber framed extension with French doors to enjoy the southerly view and a glass ceiling lantern. Door to utility / cloakroom



Utility Lobby

4.22m (13'10) x 1.42m (4'8)

Double glazed window, built-in double storage cupboard, sunken ceiling lights and with a door to:

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The Cloakroom

4.45m (14'7) x 1.22m (4'0)

Laundry machine space with built in cupboards. Toilet and sink.

Second Entrance Porch

1.09m (3'7) x 1.6m (5'3)

Approached through a substantial oak door, double glazed windows, radiator and oak flooring with opening to:

ON THE FIRST FLOOR:

Landing

6.48m (21'3) x m (')

This pretty space has exposed timber frame and panelling with oak banister and handrail. With doors leading to bedrooms, bathroom, hot water cylinder cupboard and a useful storage cupboard:



The Principal Bedroom

4.83m (15'10) x 3.96m (13')

A large light room with windows to three aspects and built in wardrobes, this room has an ensuite shower room. Enjoying the expansive views.

The En-Suite Shower Room

2.44m (8'0) x 1.83m (6'0)

Extensively tiled walls and having white suite comprising low level wc, wall hung wash basin and wide shower cubicle with thermostatically controlled shower unit, extensively tiled walls, ladder radiator, sunken ceiling lights and extractor unit.



Bedroom 2

5.05m (16'7) x 2.74m (9')

Another room flooded with light from windows on two aspects. Offering built in wardrobes.

Bedroom 3

2.87m (9'5) x 2.44m (8')

A characterful room with exposed timber frame

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Bedroom 4

2.64m (8'8) x 2.39m (7'10)

With a view over-looking the adjacent fields and exposed timber frame.



Bathroom

2.44m (8'0) x 2.39m (7'10)

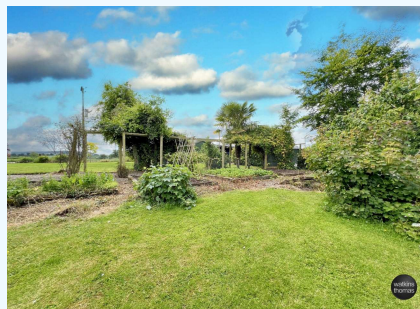
Offers a roll top bath with a window to admire the view from with shower over. Basin and WC with built in cupboards.



OUTSIDE:

The property is set in large south facing garden with uninterrupted views it has a useful shed and the oil storage tank and boiler are both situated within the garden. A plant covered pergola leads to raised vegetable beds. A large yard provides a considerable parking area, along one side of which is a large open sided agricultural barn, about 3200 square feet, currently offering garaging and storage but could be further developed subject to relevant permissions.

Through a gate to the side are further outbuildings, a workshop and stable with an additional vegetable garden with raised beds. This area is currently gravelled but could easily be reinstated back to a paddock. In front of the property the house is screened from the lane with a hedge and offers a tarmac driveway. The whole site sits in about $\frac{3}{4}$ of an acre.



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COUNCIL TAX BAND E

Payable to Herefordshire Council

BROADBAND & MOBILE PHONE COVERAGE

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

SERVICES

It is understood that mains electricity and water services are connected to the property. Drainage is to a private system. The property has the benefit of an oil fired central heating system. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

DIRECTIONAL NOTE

From Hereford proceed to the outskirts of the city and take the A4110 for a distance of about nine miles passing through the centres of Canon Pyon and Bush Bank and take the left hand turning onto the B4457 for a distance of one mile. Proceed over the crossroads onto the A44 towards Pembridge. After about 1.2 miles take the left hand turn signposted Lower Hardwick. Continue for 0.6 of a mile and just past the left hand turn to Lower Hardwick, The Hennings will be identified on the left hand side.

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

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19th June 2024
ID38566

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

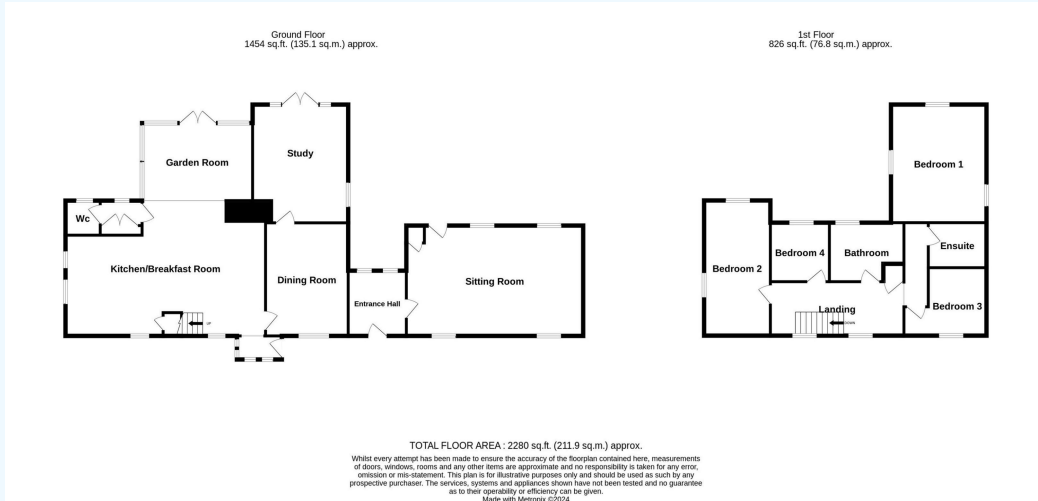
For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. 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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