West Bank Cottage Bridge Street, Pembridge, Leominster, HR6 9EU

Sunderlands
Residential Rural Commercial

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Summary of Features

- Detached cottage
- Two bedrooms
- Sought after village location
- Characterful features throughout
- Opportunity to modernize
- No onward chain
- Parking space and garden

Asking Price £265,000

A charming and characterful two-bedroom period cottage, pleasantly positioned within the well-established and highly regarded village of Pembridge. The property offers an abundance of traditional features, with accommodation comprising a welcoming living room with wood-burning stove, kitchen/breakfast/dining room, ground-floor bathroom and two double bedrooms. Outside, there is off-road parking and delightful mature gardens, with established trees, shrubs and seating areas creating an attractive and private setting. A wonderful period home combining character, village living and excellent lifestyle appeal.

Location

The charming black-and-white village of Pembridge is exceptionally well served, offering a variety of amenities including several public houses and restaurants, an outstanding Ofsted-rated primary school, tea rooms, shop, butchery, a village hall (with regular events), and a historic church, among others. The nearby market towns of Leominster (7 miles) and Kington (6 miles) provide a wider range of facilities, including supermarkets, additional schooling options, leisure amenities, and excellent road and rail connections to surrounding areas and nationwide destinations. Hereford City lies approximately 16 miles away and offers an extensive selection of shopping, recreational, and educational facilities. The popular towns of Ludlow and Hay-on-Wye are also within easy reach.

Accommodation

The ground floor accommodation is approached via the living room, a welcoming reception space featuring a characterful stone fireplace housing a wood-burning stove. Windows to both the front and side aspects provide plenty of natural light, while stairs rise to the first floor and a doorway leads through to the kitchen. The kitchen is fitted with a matching range of wall and base units, incorporating a sink and drainer positioned beneath a rear aspect window. There is space for additional freestanding appliances and an electric cooker, together with ample room for a breakfast/dining table and chairs. Further character is provided by a stone fireplace alcove, complemented by a window to the front aspect. To the rear of the property, a porch provides access from the garden into an entrance hall. From here, there is access to a useful storage area and the ground floor bathroom, which retains a charming original bread oven. The bathroom is fitted with a three-piece suite comprising a bath with shower over, low-level WC, wash hand basin and walk in storage cupboard.

Stairs rise from the living room to the first-floor landing, which provides access to both bedrooms and benefits from a useful built-in storage cupboard. Bedroom one is a well-proportioned double bedroom featuring a range of fitted storage units, with windows to both the front and rear aspects allowing for plenty of natural light. Bedroom two is another comfortable double bedroom, with windows overlooking the front and side aspect and useful access to eaves storage, providing additional practical storage space.

Outside

The property is approached from the road, with a gravelled driveway providing off-road parking alongside the house. The attractive cottage façade is complemented by traditional exposed timbering and stonework, with established planting and a low stone boundary wall adding to its character. The gardens are predominantly positioned to the side and rear of the property, offering a good degree of maturity and privacy. They are thoughtfully arranged with a variety of established trees, shrubs and planted borders, together with gravelled and paved areas providing space for outdoor seating and entertaining. Pathways meander through the garden, with several individual seating areas positioned amongst the planting.

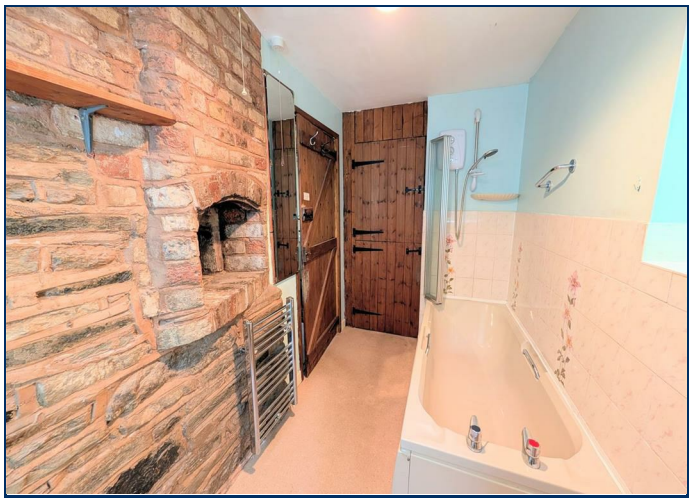
Services
Mains water, electric and drainage are connected to the property.
Mains gas supply can be found in the footpath, just outside the property.

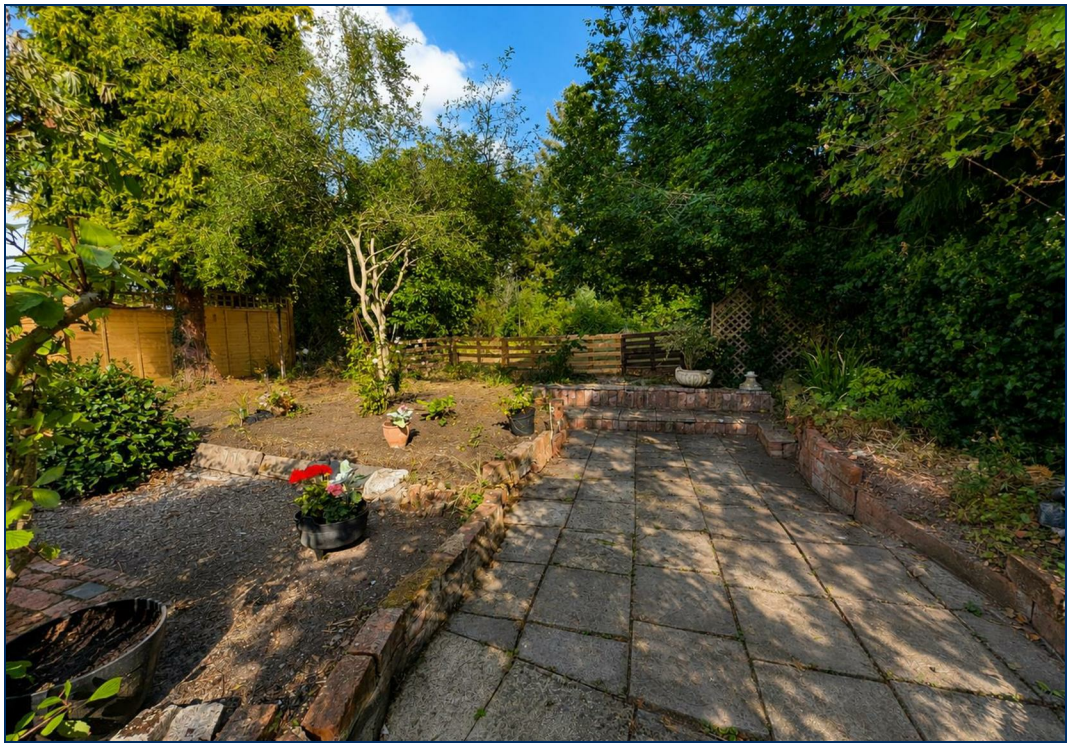
Tenure
Freehold

Council tax band
Herefordshire council tax band - C

Directions
From Hereford City, follow the A438 towards Brecon on Whitecross Road. Take the third exit at the roundabout onto Three Elms Road (A4110) towards Canon Pyon. Proceed straight at the traffic lights towards Canon Pyon and continue on the A4110 for 9 miles. At the T-junction, take a left onto the A4112 towards Hay-On-Wye, then turn right onto the A44 towards Rhayader. Proceed for 3 miles into Pembridge village. Continue pass The Red Lion public house and after a couple hundred yards, the property can be found on your right hand side, up a private driveway.

Anti Money Laundering
The purchaser will be required to provide sufficient identification to verify their identity in compliance with anti-money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti-money laundering checks. This fee is payable at the time of verification and is non-refundable.





Sunderlands

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Hay-on-Wye Branch
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Hay on Wye, Herefordshire HR3 5BU
Tel: 01497 822 522
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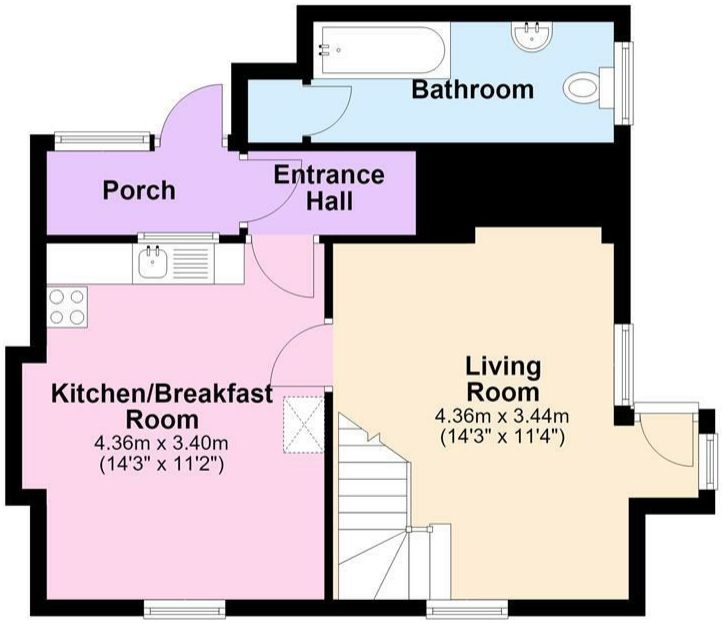
Ground Floor

Approx. 45.8 sq. metres (492.5 sq. feet)



First Floor

Approx. 30.5 sq. metres (328.6 sq. feet)

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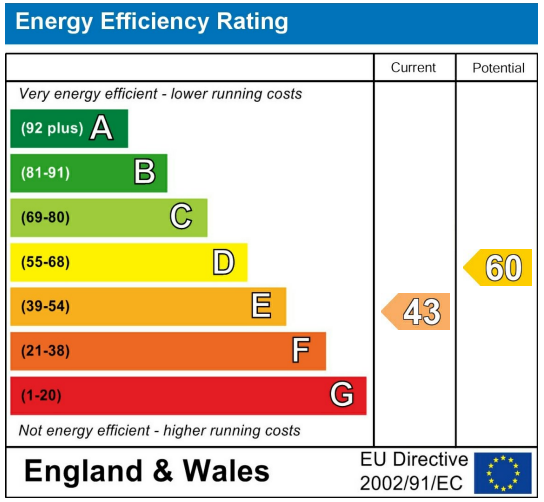

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.