

PENCOMBE
HEREFORDSHIRE





PENCOMBE, HEREFORDSHIRE

- Semi-detached family home • 3 bedrooms •
- Large kitchen • Dining room • Bathroom • Lounge • Sunroom •
- Private driveway • Beautiful large garden •
- Wonderful village location in Herefordshire •
- Opportunity to extend (Subject to planning) •

A fantastic family home in the sought-after village of Pencombe

In summary, a fantastic opportunity to make this spacious semi-detached home truly your own. Packed with potential this 3 bedroom house has a large, beautiful, mature garden, a family bathroom, a spacious kitchen, a separate dining area, a sun-room and a large family lounge. There is so much scope to extend this property (subject to planning). The property is situated in the sought-after village of Pencombe, Herefordshire; a wonderful local pub that serves food a few minutes walk away, a short drive to the River Lugg which is in Bodenham with the walks and lakes, and the picturesque market towns of Ledbury and Great Malvern and the city of Hereford.

The hallway welcomes guests to the heart of the home and is light and spacious. The hallway and ground floor are packed with plenty of storage cupboard spaces. Central to the hallway is the staircase leading you to the first floor.

Family bathroom is spacious and flooded with natural light from the large window. The bathroom features a large bath with integrated shower and tiles.

The family lounge is a fabulous spacious room and benefits from a large wood burner. There are two windows at either end of the lounge to ensure plenty of lights floods this space.

Sun-room is spacious and flooded with natural light from the large surrounding windows. A perfect spot for reading the papers with a coffee or afternoon tea overlooking the beautiful gardens.

The kitchen is a great size and boasts plenty of storage and work surfaces and complete with all modern amenities. There are three large windows looking out to the front, side and rear of the property. The room is flooded with natural light.

The separate dining area is a large spacious room that includes a wonderful Rayburn. This space currently houses a large dining table that is a perfect spot for entertaining family and friends along with plenty of storage. The dining room has direct access to the lovely garden.

The landing has a large window looking out to the rear of the property, storage and gives access to the primary bedroom, bedroom 2 and bedroom 3.

The primary bedroom is a very spacious double bedroom. Two very large windows. This spacious room benefits from plenty of natural light and ample space for storage along with an ornate fireplace and built in cupboard.

Bedroom 2 is accessed from the landing. This double room has a window looking out to the front of the house. There is plenty of space for storage.

Bedroom 3 is a small double room flooded with natural light from the large window looking out to the rear. This room could also make a great home office or large bathroom.

The driveway leads you up towards the front of the property with ample space for multiple cars. There is space for a table and chairs in the front garden perfect for a morning coffee.

The large rear mature garden has a large lawn space surrounded by mature plants and trees and boasts a lovely terraced area to relax and enjoy the beautiful garden. There is also a pond, a summer house and a large outside workshop that has potential for a garden room or home office.

Sq ft size: 1232 approx square feet.

Broadband connectivity: Ultrafast Fibre (Gigaclear).

Mobile coverage: 4G (Vodafone / O2 / EE).

Council Tax: C.

Tenure: Freehold.

House built: Late 40's to early 50's.

LOCATION:

Perfectly situated in the sought-after village of Pencombe, Herefordshire.

The beautiful village of Pencombe is situated in the heart of Herefordshire which is home to some of the finest countryside in England. The location is near to the river Frome & river Lugg which has an abundance of stunning walks and lakes.

The village is perfectly situated to access many major towns and cities. A short drive from Ledbury, Great Malvern and the city of Hereford and easy accessible to Worcester, Gloucester, Cheltenham, Bristol, Birmingham and Cardiff.

The location is perfect for those who enjoy the countryside and all that nature offers as well as being commutable to many popular locations.



BROMYARD - 4 MILES
LEOMINSTER - 11 MILES
LEDBURY - 15 MILES
WORCESTER - 18 MILES
GLOUCESTER - 31 MILES
CHELTENHAM - 38 MILES
BIRMINGHAM - 49 MILES

All distances are approximate

















































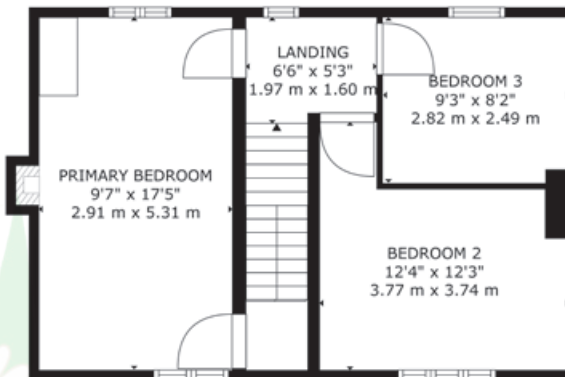
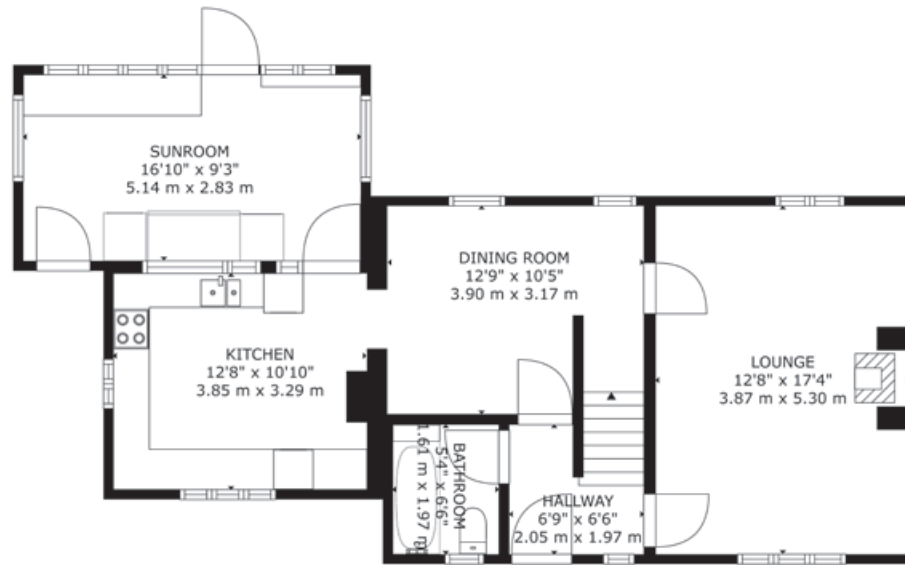






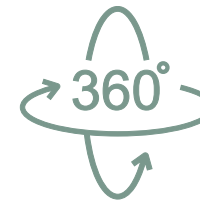


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GROSS INTERNAL AREA
 FLOOR 1: 779 sq. ft./22 m²; FLOOR 2: 466 sq. ft./143 m²
 TOTAL: 1245 sq. ft./114 m²
 DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

[CLICK HERE](#)



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Wakefield, Pencombe,
 Nr Bromyard HR7 4RN
Asking price £330,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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