

5, Noke Cottage, Pembridge, HR6 9HW
Price £299,950

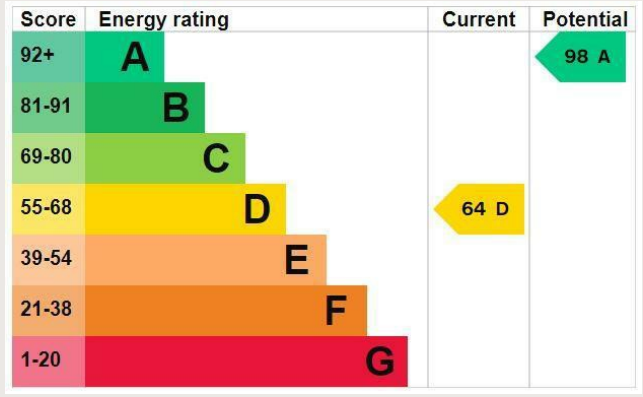
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LAND & NEW HOMES

5 Noke Cottage
Pembridge

We proudly offer for sale 5 Noke Lane, a rural, semi-detached cottage with views across open farmland. With driveway parking, attractive front garden, solar panels and updated heating system, timber cabin and wonderful rural views; we highly recommend arranging an early viewing.

- SEMI-DETACHED COUNTRY COTTAGE
- RURAL ASPECT
- SOUGHT AFTER LOCATION
- UPDATED JACK & JILL SHOWER ROOM AND GROUND-FLOOR BATHROOM
- GOOD SIZED FRONT GARDEN
- AMPLE DRIVEWAY PARKING
- TIMBER CABIN
- STONE/BRICK OUTBUILDING
- UPDATED ELECTRIC HEATING SYSTEM
- SOLAR PANELS WITH BATTERY

Material Information
Price £299,950
Tenure: Freehold
Local Authority: Herefordshire Council
Council Tax: B
EPC: D (64)
For more material information visit www.cobbamos.com



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
A semi-detached cottage situated on the outskirts of popular Pembridge and occupying a generous plot with an attractive and rural aspect. Internally comprising: entrance hallway, ground-floor bathroom, Kitchen, boiler room/pantry, sitting room, two bedrooms and a 'Jack & Jill' shower room. Externally, the property offers: a stone/brick outbuilding, ample driveway parking, timber cabin and good sized front garden.

Property Description
Entry begins into an entrance hallway with canopied porch ideal for leaving muddy wellies and rain coats outdoors. There is room in the hallway for further storage of coats, hats and shoes and a little window overlooking fields. There is direct access straight ahead to a bathroom with slipper bath, WC and intricate hand basin with tall, brass tap. The floor has been laid with patterned, handmade tiles which continue from the hallway. To the right of the entrance is the kitchen. There are wall and base units here in a simple, shaker style finish with housing for a dishwasher and fridge and a Smeg range to please even the keenest of cooks. The red quarry stone tiles on the floor and central window giving glorious views across the front garden make this room a real country delight. A small table and chairs could be placed here if desired. Off the kitchen is a boiler room/pantry with housing for a freezer and shelving for surplus kitchen gadgets.

Also off the kitchen is a welcoming sitting room blessed by rural views to the front and rear of the property. It also benefits from having oak parquet flooring and a wood-burner with fireplace surround. There is a door here that leads to the front of the property and can be used as a separate entrance if otherwise required.

On the first floor are two bedrooms and a 'Jack and Jill' bathroom. The master bedroom is a good sized double and enjoys wonderful views of adjoining farmland from its dual aspect windows. The Jack and Jill bathroom has a calming, country cottage vibe with tongue and groove finish, corner shower cubicle, heated, chrome towel rail, feature hand basin with vanity housing below and in-built cupboard storage. Bedroom two is a double with fireplace and again, un-spoilt rural views.

Garden
There is a large garden to the front, mainly laid to lawn with attractive borders. Views across open farmland.

Outbuildings & Parking
There is a large driveway to the front of the property alongside the garden with parking for several cars.

Adjoining the house is a half stone/half brick outbuilding divided into two sections. The first has side access from the driveway and has housing for a washing machine and dryer and a sink with base unit. The second has front access and is currently used as a wood store and for garden storage. There is a timber cabin within the garden which is positioned at the end of the private driveway giving a little bit of privacy from the main house.

Services
* Solar Panels with battery (15 KWH) and Electric Heating-wet central heating
* Private water and drainage-costs be be confirmed
* Tenure: Freehold
* Herefordshire Council Tax Band B
* Flying Freehold over the front porch (next door's en-suite is above)
* Planning permission for a two storey extension (reference: P253266/FH)

Broadband
Broadband type Highest available download speed Highest available upload speed Availability
Standard 14 Mbps 1 Mbps Good
Superfast --Not available --Not available Unlikely
Ultrafast 1800 Mbps 220 Mbps Good
Networks in your area - Openreach, Airband
Source: Ofcom Mobile Checker

Outdoor & Indoor Mobile Coverage
Please follow the link below taken from Ofcom Mobile Checker:
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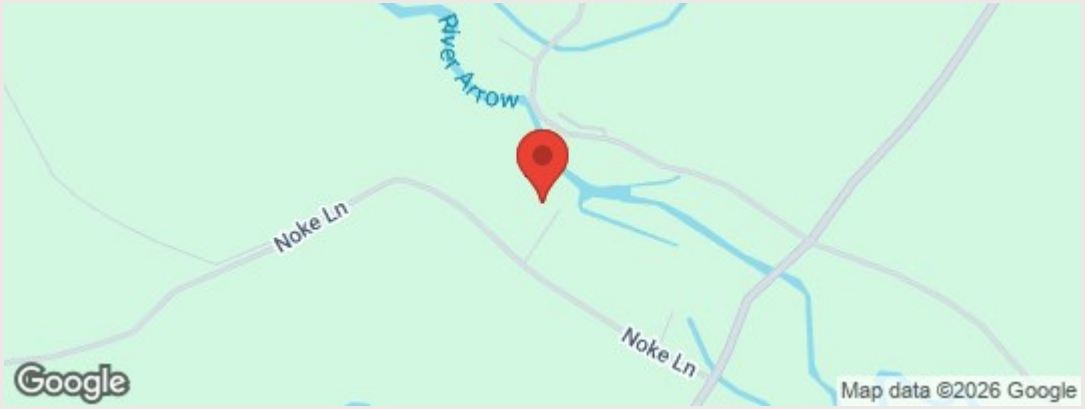
Location
The popular black and white village of Pembridge near by is very well catered for offering a number of public houses and restaurants, farm shop, cafe, primary school, village hall and church to name just a few. The popular market towns of Leominster (7 miles) and Kington (6 miles) offer a further range of amenities to include supermarkets, schooling, leisure facilities and good road and rail links to surrounding areas and nationwide.

What3words
What3words:///sits.aboard.monitors

Agent's Note
Buyers Compliance Administration Fee: In accordance with Money Laundering Regulations, Agents are required to carry out due diligence on all Clients to confirm their identity, including eventual buyers of a property. The Agents use electronic verification system to verify Clients' identity. This is not a credit check so will have no effect on credit history though may check details you supply against any particulars on any database to which they have access. By placing an offer on a property you agree that if your offer is accepted, subject to contract, we as Agents for the seller can complete this check for a fee of £75 inc VAT (£62.50 + VAT) per property transaction, non-refundable under any circumstance. A record of the search will be retained by the Agents.

Agent's Note
We are informed by the vendors that the outbuilding and driveway floods annually. They have also advised that the house has never flooded. A privately owned bund has been installed as a precaution.

DIRECTIONS
From Pembridge turn onto Bridge Street towards Shobdon, then take the first left hand turn, signposted Staunton on Arrow. Continue to the junction at the end of the road, turn left and take the first right hand turn onto Noke Lane. Follow the lane for a short distance where the property and take the next right. The property is located off to the left.






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