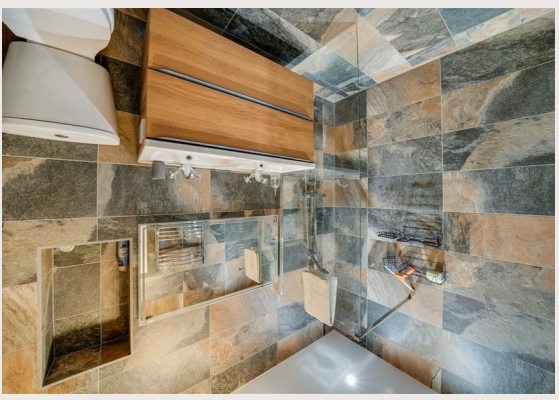
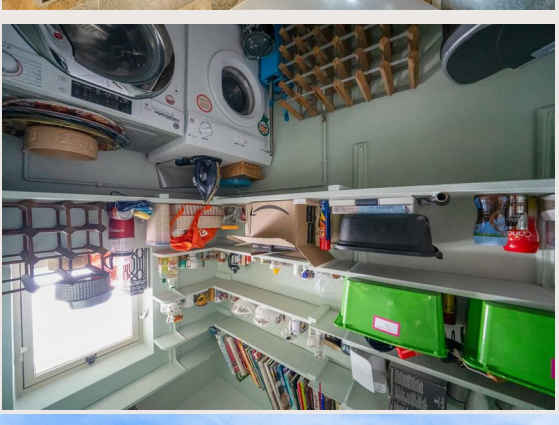
















Walcote Lodge, High Street, Pembridge, HR6 9DT

Offers In Excess Of £425,000

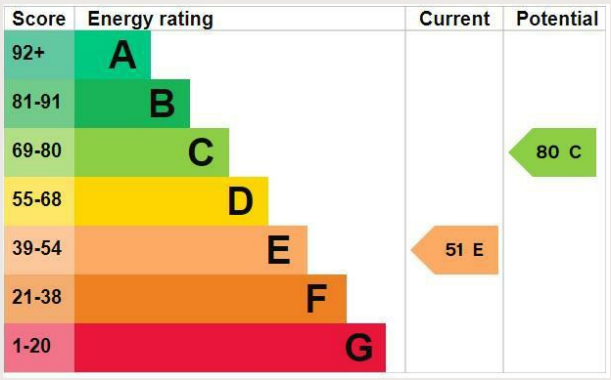
COBB AMOS
SALES | LETTINGS | AUCTIONS
LAND & NEW HOMES

Walcote Lodge High Street Pembridge

Walcote Lodge is an impressive and highly versatile detached village residence, offering beautifully presented accommodation throughout together with a superb self-contained annex ideal for multigenerational living, guest accommodation or income potential. Combining generous proportions with quality finishes and characterful touches, the property provides flexible living space perfectly suited to modern family life.

- 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
Offers In Excess Of £425,000
Tenure: Freehold
Local Authority: Herefordshire
Council Tax: D
EPC: E (51)
For more material information visit www.cobbamos.com



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



TOTAL FLOOR AREA : 1726 sq.ft. (160.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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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.

Property Description

The welcoming reception hall immediately sets the tone for the home, featuring attractive flooring, warm timber staircase detailing and a bright, airy feel. From here, the accommodation flows effortlessly into the principal living spaces.

At the heart of the home lies a well-appointed contemporary kitchen, thoughtfully designed with an extensive range of shaker-style cabinetry, sleek work surfaces and integrated appliances. A large central island provides additional preparation and storage space whilst also creating an excellent social hub for entertaining and day-to-day family living. The kitchen benefits from an abundance of natural light through large windows overlooking the garden.

Leading directly from the kitchen is a wonderful garden room style dining area, enjoying extensive glazing and sliding doors opening onto the patio. This bright and versatile space creates an ideal setting for family meals and entertaining whilst seamlessly connecting the indoor and outdoor living areas.

The main house offers a generous selection of bedroom accommodation arranged over two floors. The principal bedroom is a spacious room featuring fitted wardrobes and excellent natural light from dual aspect windows.

Additional bedrooms are all well proportioned and individually styled, offering flexibility for family members, guests or home working requirements. A bathroom serves the upper accommodation, fitted with a freestanding bath, separate shower enclosure and contemporary tiling throughout, creating a calm and relaxing space. In addition, the property benefits from a further well-finished shower room fitted with a walk-in shower, vanity basin unit, WC and heated towel rail.

Practicality has been carefully considered throughout the property, with a substantial utility and laundry room providing excellent additional storage, shelving and appliance space.

One of the property's standout features is the beautifully presented self-contained annex accommodation. Designed to offer independence whilst remaining connected to the main residence, the annex comprises an attractive open-plan living area with fitted kitchenette, dining space and sitting area, all finished in a tasteful neutral palette with sliding doors opening onto a private courtyard garden. The annex also includes comfortable bedroom accommodation and well-appointed bathroom facilities, making it perfectly suited for extended family, guests or holiday letting opportunities.

Externally, Walcote Lodge enjoys attractive and private outdoor spaces designed for ease of maintenance and enjoyment throughout the seasons. Paved seating areas, mature planting and enclosed gardens provide a peaceful setting for entertaining or relaxing outdoors, whilst the greenhouse offers additional practicality for keen gardeners.

Walcote Lodge represents a rare opportunity to acquire a highly adaptable and beautifully maintained home offering extensive accommodation, quality finishes and ancillary living space within an attractive village setting.

Services

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

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

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.

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.

