



Total area: approx. 151.3 sq. metres (1628.1 sq. feet)

These plans are for identification and reference only.
 Plan produced using PlanUp.
Station House, Pembridge, Leominster



Total area: approx. 71.6 sq. metres (770.5 sq. feet)

These plans are for identification and reference only.
 Plan produced using PlanUp.



Station House & Station Lodge Pembridge Leominster

£450,000

- Substantial period property
- Adjoining 2 bedroom Lodge
- Lovely rural location
- Gas central heating
- 3 Bedrooms
- Large gardens

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Station House & Lodge Pembridge Leominster Herefordshire HR6 9HL

A substantial period property in a lovely rural location, just outside the highly sought-after village of Pembridge, amidst lovely north Herefordshire countryside near to the Welsh Marches and well placed for access to the Market Town of Leominster (7.5 miles) and the Cathedral City of Hereford (15 miles). Pembridge is an historic village on the 'Black & White Village Trail' within which there are a range of amenities including two public houses, a farm shop, a church, primary school, village hall and the River Arrow also runs nearby providing some lovely recreational opportunities. Further amenities are available in the larger village of Weobley (8 miles) where there is also a secondary school, doctors surgery, football/cricket club, bowls club and there are 18-hole golf courses at Bradnor (7 miles) and Wormsley (10 miles).

Originally the railway station to the now disused railway line, Station House is a substantial 3 bedroomed house with 2 reception rooms and Station Lodge which adjoins the property and has 2 bedrooms and is ideal for letting or for a family member. The property stands in good sized gardens with ample parking and has double glazing and gas central heating. The whole is more particularly described as follows:-

STATION HOUSE

Ground floor

Large Conservatory Entrance Porch

With radiator with door leading into the

Entrance Hall

With further door into the

Inner Hall

With staircase to the first floor landing, understairs store cupboard.

Dining Room

With open fireplace and tiled surround, radiator, window to rear.

Sitting Room

Coal effect gas fire with surround, radiator, window to front.

A door leads from the Inner Hall to the

Kitchen/Breakfast Room

Fitted with oak style base and wall mounted units, worksurfaces, tiled splashbacks, sink unit with mixer tap, built-in dishwasher, gas cooker point, radiator, windows to front and rear and door into the

Utility Room

Storage cupboard, window and door to rear.

Shower Room

Double shower cubicle with mains fitment, wash hand-basin and cupboard under, WC, plumbing for washing machine, radiator, wall mounted gas fired central heating boiler, window to rear.

A staircase leads from the Entrance Hall to the

First floor

Landing

With store cupboard and airing cupboard with radiator.

Bedroom 1

Radiator, window to front.

Bedroom 2

Former fireplace, radiator, window to front.

Bedroom 3

With 2 built-in wardrobes, radiator, window to rear.

Bathroom

Suite comprising a bath with electric shower, wash hand-basin, WC, radiator, extractor fan, window to rear.

Outside

To the front of the property, there is a forecourt area with ample parking beyond the forecourt, there is a lawned garden interspersed with a variety of mature shrubs. To the rear of the property is a large lawned garden enclosed by hedging for privacy and there is a gravelled area, a paved patio with outside water taps and lights and garden shed.

STATION LODGE

Ground floor

Storm Porch

With door into the

Large Lounge/Dining Room

Feature fireplace, laminate flooring, 3 radiators, central heating thermostat and understairs storage cupboard, windows to front and rear, door to the rear garden and door into the

Kitchen

Oak effect base and wall mounted units with worktops, tiled splashbacks, sink unit, gas cooker point, plumbing for washing machine, wall mounted gas fired central heating boiler, smoke alarm, electric fuse board, windows to side and rear.

Bedroom 1

Feature fireplace, radiator, window to rear.

Shower Room

Tiled shower cubicle with mains fitment, wash hand-basin, WC, ladder style radiator, two windows, extractor fan, shaver point.

A staircase leads from the Lounge/Dining Room to the

First floor

Bedroom 2

A large room with full height ceiling with a wealth of exposed timbering, 2 radiators, 3 roof windows and windows to front and rear with a lovely rear outlook over farmland and the **En-suite Bathroom** with a white suite comprising a bath with mixer tap and shower attachment, wash hand-basin, WC, shaver point and ladder style radiator, window to side.

Guide Price £525,000

Agent's Note

There is a vehicular Right of Way to the adjoining storage yard.

General information

Services

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating.

Outgoings

Council tax payable - 2022/23

Station House Band 'D' - £209093

Station Lodge Band 'B' - £1626.27

Water - rates are payable.

Tenure & possession

Freehold - vacant possession on completion

Directions

From Hereford proceed initially, towards Brecon on the A438 and then, at the Whitecross roundabout, take the 3rd exit onto the A4110 towards Knighton (Three Elms Road). Continue through the village of Canon Pyon and then turn left towards Pembridge on the A4457 and continue to the next crossroads and straight over. Continue on the A4457 into Pembridge and turn right, opposite the village shop, over the river bridge and the property is located on the left-hand side after half a mile. From Leominster proceed towards Rhayader on the A44 and then turn right towards Pembridge on the A4457 and then continue into Pembridge and then turn right, opposite the village shop, over the river bridge and the property is located on the left-hand side after half a mile.

Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Money laundering regulations

To comply with money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale.

Opening hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 2.00 pm

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