

BLACK FOX HOUSE

£650,000



“An award-winning Border Oak home

Pembridge, Herefordshire

This stunning, 4 bedroomed, detached, Border Oak Cottage was awarded Best Ecological Self Build by a national building society when constructed – and it’s easy to see why... The exemplary craftsmanship of the bespoke oak frame runs throughout the building and the considered design creates an easy flow around the home.

- Award winning Border Oak property
- 4 bedrooms
- In the heart of a beautiful village
- Detached carport
- Exceptional throughout
- Walking distance to amenities



Black Fox House is one of a cluster of individual Border Oak properties situated in a private cul-de-sac in the heart of the beautiful Black and White village of Pembridge. This building exudes warmth at every turn – starting with the outside: you approach via double gates which swing back to reveal the picture perfect cottage façade: honey-coloured render and a large oak porch enclosing a robust front door.

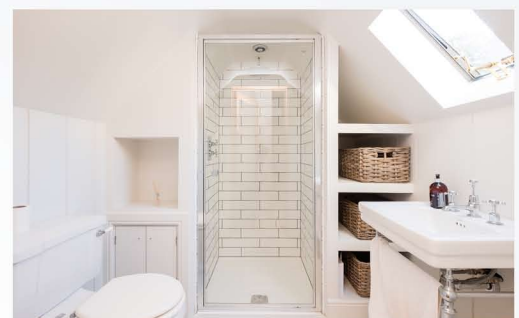
On entering, the feeling that this home imparts can best be described as a “hug”: the room proportions, the natural materials on show throughout and the under floor heating all combine to create a cosy feel. The generous entrance hall peels off to the accommodation left and right and an oak staircase leads up to the first floor, in front of you. The sitting room is large, boasts beautiful exposed timbers and has a feature fireplace, housing a Clearview wood burning stove. Large floor-to-ceiling windows and French doors lead out to the garden patio area.

To the other side of the hallway lies the kitchen/ dining/ living space: a superb, heart-of-the-home, open plan area where the family can gather – perfect for mealtimes. The kitchen area is fitted out with bespoke deVOL kitchen cabinets, granite worktops and finished-off with that country living essential: an AGA cooker with 6-ring gas hob burners. Passing the dining area there is a further living area with French doors, which lead out to the patio. A useful utility room sits adjacent to the kitchen with a Belfast sink, provisions for washing machine and tumble dryer as well as access to the boiler room, downstairs cloakroom and rear door exit to the garden.

On the first floor there is a galleried landing with feature window overlooking the rear garden. The master bedroom has a high ceiling with plenty of oak on show as well as an attendant dressing area with built-in closets and a stylish en suite shower room. Three further bedrooms and a family bathroom with wooden flooring and separate shower complete the upstairs.



Outside: Wooden gates open out to a pretty, gravelled driveway with an oak-framed, detached carport. There is an easy to maintain front garden with mature hedging and shrubs, with a side gate that gives access around the property. The rear garden is mainly laid to lawn, bordered with trees and shrubs. There is an attractive, oak-framed storage building and patio area: perfect for summer BBQs.





Case Studies and Awards: Black Fox House is such a stunning example of Border Oak’s work, that it has been used as a case study for the firm; details available on the Border Oak website: www.borderoak.com

The property was awarded Best Ecological Self Build for exceeding Building Regulations that prioritise sustainability.

Area: Pembridge is a highly desirable, Herefordshire village and part of the county’s “Black and White Trail”: a route of the area’s most charming villages. There are cafés, public houses, shops and restaurants, all within walking distance. The village offers the best of both worlds: as, as well as having all these amenities on hand, you have lovely countryside and riverside walks right on your doorstep. The market towns of Leominster and Kington are just a few miles’ drive away and this has all the amenities you would expect including banks, transport hubs, medical services and supermarkets.

At a glance:

Bedrooms:	4
Tenure:	Freehold
Council Tax Band*:	E (Herefordshire)
Heating:	Underfloor; gas boiler
Services:	Mains electricity, gas, water, drainage
Service charges:	Nil
Covenants:	Shared access road
Broadband:	Yes** (Fibre available up to 50Mbps)

* correct as of instruction date ** Source: BT



EPC and floor plan available on the website.

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