

VICTORIA PLACE

£600,000



“A beautiful home in the heart of a desirable village”

Pembridge, Herefordshire

Located in the desirable black and white Herefordshire village of Pembridge this impressive, Grade II Listed Medieval Hall House boasts a program of updates and upgrades, an extensive rear garden and off-road parking making it a perfect fit for those searching for character yet with all the conveniences required for modern living.

- Outstanding presentation throughout
- Versatile accommodation
- Sun room
- Village location with amenities
- 4 double bedrooms
- Extensive, south-facing rear garden
- Kitchen/diner
- Off road parking



This much-loved family home exudes warmth and charm at every turn, from the high-quality, natural materials used in the construction to the easy design flow as one room leads into the next. The heart of the home is undeniably the large kitchen/dining area, complete with traditional units giving plenty of storage, ample food preparation space and, that most aspirational of all country kitchen requirements: an AGA. The beautiful parquet flooring connects the kitchen with the dining space: perfect for entertaining and featuring a stone fireplace with overhead timber mantle.

The wooden flooring continues through to a further, cosy room which could be used as a study, additional dining space, reading room or snug. From here the central hallway is bathed in sunlight via a bank of windows and a part-glazed door facing the rear patio. Attractive oak stairs lead to the first floor. A convenient cloakroom houses a WC and shower. To the other side of the hall sits the main reception room, partly split into two areas: one side is a well-lit space with a warming Clearview woodburning stove, to the other is a cosy seating area, currently utilised as a reading room.

The downstairs accommodation is completed by the pretty sunroom behind the kitchen, catching sun all day long which, in turn, opens out to the rear patio for al fresco entertaining.

Upstairs, all rooms peel off the beautiful, gallery landing: the space is well lit and benefits from a feeling of warmth courtesy of the ubiquitous use of timber: from the flooring and banisters to the exposed trusses, windows and doors. All four double bedrooms have exposed ceiling timbers which impart a sense of grandeur. Off the landing, there is also a useful storage cupboard and a family bathroom.

Outside: Vehicle access leads down the side of the property to dedicated parking for two cars and pedestrian access to the rear garden is gained via two routes: a side gate to the property rear or a set of steps to the lawn area. A substantial, flagged patio area sits directly to the back of the property and enjoys sun throughout the day: a perfect spot for BBQs or evening drinks. An ornamental gravel area sits beyond this, with seating and a timber pergola. The large, south-facing garden opens out further to reveal an additional seating area, a greenhouse, garden shed and wood store, a kitchen garden and a large lawn area which also features plenty of mature trees and shrubs... the perfect, private spot to enjoy peace and nature.





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 in that 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 these have all the amenities you would expect including banks, transport hubs, medical services and supermarkets. Additionally, Ludlow (well-regarded by foodies) and Hay-on-Wye (famed for its literature festival) are both just 40 minutes drive away.

Directions: Travelling east from Leominster on the A44, enter the village of Pembridge and Victoria Place is located on the left hand side opposite the King's House and the sign for the village carpark.

At a glance:

Bedrooms:	4
Tenure:	Freehold
Council Tax Band*:	F
Heating:	Central heating; oil
Service charges:	Nil
Services:	Mains electricity, water and drainage
Covenants:	Grade II Listed; No vans to be parked in parking spots
Broadband:	Yes** (up to 73Mbps)

* correct as of instruction date

** Source: BT



EPC and floor plan available on the website.

DISCLAIMER: Neither these particulars, nor oral representations, form any part of any offer or contract and their accuracy cannot be guaranteed. The Agent has not verified the tenure, boundaries, rights of way or structural integrity of the property. Therefore, prospective purchasers should satisfy themselves as to the correctness of details given in these particulars by inspection or otherwise.