



**Swan House, West Street, Pembridge, HR6 9DU**  
**Price £325,000**

# Swan House West Street Pembridge

RENOVATION OPPORTUNITY - A unique opportunity to acquire a Grade II \* Listed and CHAIN FREE attached three bedroom historical home within the black and white village of Pembridge. The property enjoys four reception rooms, grounds of approximately a third of an acre, off road parking, Georgian frontage and Tudor Hall inner core which has a significant place in the village's historical heritage. Viewing is highly recommended to appreciate the property and its architectural and historical merit.

- CHAIN FREE
- GRADE II \* LISTED
- ARCHITECTURAL MERIT & HISTORICAL SIGNIFICANCE
- CIRCA THIRD OF AN ACRE
- OFF ROAD PARKING
- SOUGHT AFTER VILLAGE LOCATION
- WALKING DISTANCE TO VILLAGE AMENITIES
- THREE BEDROOMS, BATHROOM & SHOWER ROOM
- FOUR RECEPTION ROOMS

## Material Information

**Price** £325,000

**Tenure:** Freehold

**Local Authority:** Herefordshire

**Council Tax:** E

**EPC:** (null)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

Energy Performance  
Certificate not required  
on Listed Buildings

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

Situated in the pretty black and white village of Pembridge is this Grade II\* Listed attached home of historical significance. The property has accommodation comprising; front entrance hall, rear entrance hall, four reception rooms, kitchen, ground floor shower room, three bedrooms and family bathroom.

## Property Description

Swan House dates back to the 14th Century and was originally a Hall House with later alterations made in the 16th and 17th Centuries. The frontage has been refaced with red brick, four sash windows, front door with glass panel above, approaching stone steps and welsh slate roof.

Formal entry begins into an entrance hallway of square and generous proportion with stairs leading to the first floor and a first glimpse as to the timber frame core that is central to this property. To the left is reception room one with front village aspect, dwarf grey stone fireplace and handsome four panel wooden door.

Further to the rear is the original timber frame core of this home in full magnitude. Reception room two has exposed stone walling, red quarry stone tiled flooring and an impressive inglenook fireplace with wood-burner and original solid timber mantel. Leading from this room is reception room three where the flooring is continued and a window gives a view to the private and generous rear garden. An under stair alcove is here. Also leading from reception room two is a later addition, second, rear hallway that allows access to the rear of the property. From here we flow into a fourth reception room (a later addition lean to) which approaches the kitchen and as such would lend itself to becoming a dining room. The floor has chequer board red and black stone flooring with a timber boarded ceiling, velux roof light, feature window overlooking the garden and some exposed stone from the inglenook fireplace next door.

To the far East End of the property with side views of the village is the kitchen. There is a selection of wall and floor units (modern type), housing for a washing machine, integrated fridge/freezer, gas oven and hob top. Linked to the far side is a door leading to a shower room with tiled shower cubicle, chrome fittings, WC, hand basin and radiator.

On the first floor are three bedrooms, landing with loft hatch and a family bathroom. Bedroom one is a front aspect, good sized double enjoying a low sash window with deep sill and exposed floor boards that echo throughout the first floor accommodation. Bedroom two mirrors bedroom one, thus being of similar size and character. Bedroom three sits southerly and therefore into the timber hall element of the property and showcases exquisite arched braces, original wattle detailing and smoke blackened trusses. This spectacular ceiling of true historical worth runs along the headspace of the landing and into the bathroom and can be partially viewed from bedroom three. The juxtaposition of the Georgian frontage against the magnificent Tudor hall elements to the rear make this home truly magical.

The family bathroom has a window with rear aspect, wall hung basin, WC, roll top bath with electric shower over and floor to ceiling storage cupboard.

## Garden, Outbuilding & Parking

The property has a total plot of approximately a third of an acre within which stands the main house, a brick outbuilding, off road parking to the side and a garden with partial walling and mature trees and shrubbery. The garden is a 'blank canvas' and as such an exciting opportunity to reveal what lies within its boundaries.

## Services

All mains services connected

Tenure: Freehold

Herefordshire Council tax Band E

Grade II\* Listed-Please use the link below to see listing details:

<https://historicengland.org.uk/listing/the-list/list-entry/1301065?section=official-list-entry>

## Broadband

Broadband type Highest available download speed Highest available upload speed Availability

Standard 18 Mbps 1 Mbps Good

Superfast 76 Mbps 18 Mbps Good

Ultrafast 1000 Mbps 1000 Mbps Good

Networks in your area - Openreach, Gigaclear

Source: Ofcom Mobile Checker

## Indoor & Outdoor Mobile Coverage

Please follow the link below taken from Ofcom Mobile Checker:

<https://www.ofcom.gov.uk/mobile-coverage-checker>

## 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:///reporters.chipper.mime

## Agent's Note

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £24 inclusive of VAT per purchaser in order for us to carry out our due diligence.

## 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.





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