



Pinecroft West Street, Pembridge, Leominster, HR6 9DU



Sunderlands
Residential Rural Commercial



**Pinecroft
West Street
Pembridge
Leominster
HR6 9DU**

Summary of Features

- Detached property
- Four/five bedrooms
- Three reception rooms
- Sought after village location
- Modern home and energy efficient
- Generous plot with garaging and outbuildings
- Underfloor heating and triple glazed throughout

**Offers In The Region Of
£785,000**

Nestled in the charming village of Pembridge, near Leominster, this impressive detached home offers spacious and modern family living in a peaceful countryside setting. Extending to approximately 3,000sq ft, the property features four/five generous bedrooms, three bathrooms, and three versatile reception rooms, providing plenty of space for both everyday living and entertaining. Beautifully presented throughout with a contemporary feel, the home combines comfort with practicality, including modern energy-efficient features. Set on a generous plot in a quiet position within this sought-after village, the property also benefits from ample outdoor space and ample parking. A superb opportunity to enjoy spacious living in the heart of the Herefordshire countryside, ideal for families seeking both tranquility and village community life.

Location

The charming black-and-white village of Pembridge is exceptionally well served, offering a variety of amenities including several public houses and restaurants, an outstanding Ofsted-rated primary school, award-winning tea rooms, a village hall, and a historic church, among others. The nearby market towns of Leominster (7 miles) and Kington (6 miles) provide a wider range of facilities, including supermarkets, additional schooling options, leisure amenities, and excellent road and rail connections to surrounding areas and nationwide destinations. Hereford City lies approximately 16 miles away and offers an extensive selection of shopping, recreational, and educational facilities. The popular towns of Ludlow and Hay-on-Wye are also within easy reach.

Accommodation

Entrance hall

The entrance hall provides a welcoming entry point to the property, giving access to all principal ground floor rooms, with stairs rising to the first floor.

Open plan kitchen & dining

A superb open-plan kitchen and dining space designed very much as the heart of the home, ideal for both everyday family living and entertaining. The kitchen is fitted with a stylish range of contemporary matching wall and base units, complemented by a central island providing additional preparation space and undercounter storage. Integrated appliances include an induction hob, two ovens, a microwave and warming drawer, sink with drainer, dishwasher and fridge freezer. There is generous space for both breakfast seating

around the island and a family dining table, creating a sociable and practical layout. Bi-fold and double patio doors open out onto the garden, seamlessly connecting indoor and outdoor living during the warmer months. Natural light floods the room from the doors and a Velux roof window above, while a doorway provides convenient access through to the utility room.

Open plan living

Flowing seamlessly from the kitchen and dining space, the open-plan living area creates a wonderful continuation of this sociable family hub. Designed as a comfortable space to unwind, it offers plenty of room for relaxed seating while remaining connected to the activity of the kitchen and dining areas, perfect for modern family living and entertaining. Double doors open directly out onto the garden, further enhancing the sense of space and indoor-outdoor living. A set of double doors also connect through to the main living room, allowing the space to be opened up for larger gatherings or closed off to create a more private, cosy setting when desired. This inviting area provides the perfect spot to relax while still being part of the conversation and atmosphere of the home. A stylish feature electric fire is positioned centrally within the room, creating a natural focal point that enhances the cosy, welcoming feel of the space while adding a contemporary touch to the overall design.

Living room

An additional reception room offering a versatile space that can be adapted to suit a variety of needs, whether as a more formal living room, cosy snug, or even a home office or playroom. The room features a central imitation fire which creates an attractive focal point, while a front aspect window allows natural light to fill the space. With double doors connecting to the open-plan living area, the room can be enjoyed as part of the wider entertaining space or used independently for a quieter retreat.

Snug/downstairs bedroom

A versatile reception room offering excellent flexibility of use, currently utilised as a snug but equally well suited as a ground floor bedroom if required. The room benefits from dual aspect windows allowing plenty of natural light, creating a bright and comfortable space. A connecting door provides direct access to the shower room, making it particularly ideal for guests or multi-generational living. Adaptable in its layout, the room could also serve as a home office, playroom or hobby space depending on individual needs.



Shower room

Fitted with a modern suite and finished in a contemporary style, the downstairs shower room comprises a walk-in shower cubicle, wash hand basin and WC. An obscure side aspect window provides natural light while maintaining privacy, creating a bright and practical space. Conveniently located with access from the adjoining room, it serves perfectly for guests or as part of a ground floor bedroom arrangement.

Utility

A practical and well-appointed utility room fitted with matching providing additional storage and workspace. The room features a sink and drainer unit with waste disposal, along with space for further appliances if required. A side aspect window, while a door provides convenient access out to the rear garden.

First floor

Bedroom one/dressing room & en-suite

Bedroom one is a beautiful main bedroom, enjoying a light and airy feel with window to the rear aspect, allowing natural light to flow through the space. The bedroom benefits from a walk-in dressing area fitted with wardrobes, providing excellent storage and a practical space for everyday use. This area leads through to a private en-suite shower room, fitted with a walk-in shower cubicle, WC and wash hand basin.

Bedroom two

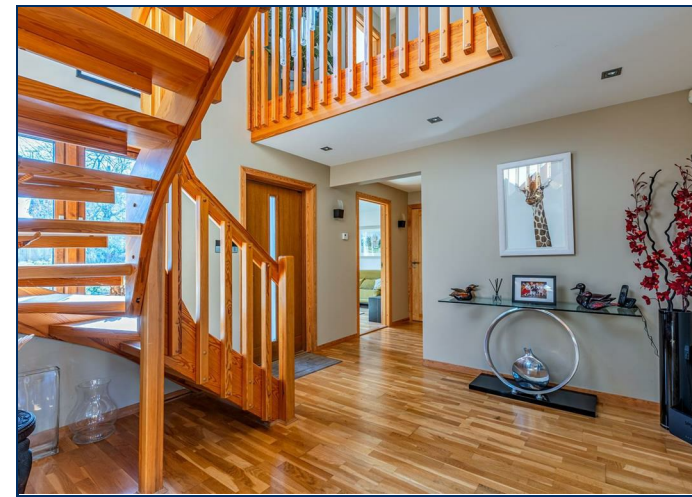
Bedroom two is a double bedroom featuring a rear aspect window that provides natural light and a pleasant outlook. There is ample room for additional freestanding bedroom furniture, allowing for flexible use and arrangement to suit individual needs.

Bedroom three

Bedroom three is another double bedroom featuring a front-aspect window that allows for plenty of natural light. The room offers ample space for freestanding furniture, providing flexibility for wardrobes, drawers, and additional bedroom furnishings.

Bedroom four

Bedroom four is smaller double bedroom. Positioned in the middle of the first-floor accommodation, it enjoys a convenient location within the home and offers comfortable space for a double bed along with additional furnishings if desired. Ideal as a guest room, child's bedroom or even a home office.



Bathroom

The family bathroom is well appointed and thoughtfully designed, featuring a separate bathtub and walk in shower cubicle. The walls are fully tiled, creating a clean and stylish finish while also making the space easy to maintain. Along one side of the room is a combined WC and sink unit, which incorporates useful storage cupboard, providing a neat and convenient place for toiletries and everyday essentials.

Outside

The property is approached via a electric gated entrance to the front, providing a secure and private setting. A driveway leads through to the property, offering ample off-road parking for multiple vehicles and access to the detached double garage with electric roller door. Adjoining the garage is a useful range of additional spaces including a home office, store and outside WC, offering excellent versatility for those working from home or requiring further storage. The gardens are a particular feature of the property, with an extensive patio area immediately to the rear creating the perfect setting for outdoor dining and entertaining. Beyond this lies a formal garden mainly laid to lawn, beautifully complemented by a variety of established flowers, shrubs and mature trees, providing colour and interest throughout the seasons. The garden is fully enclosed by fencing, offering a good degree of privacy. Further enhancing the outdoor space are two additional outbuildings providing further practical storage or potential for alternative uses.

Services

We understand mains water, electric and drainage are connected to the property.

The property also benefits from triple glazing throughout, solar panels, heat recovery system, vacuum system, rainwater harvesting tank and Lutron lighting system.

Council tax band

Herefordshire council tax band - F

Tenure

Freehold.







Directions

From Hereford City, follow the A438 towards Brecon on Whitecross Road. Take the third exit at the roundabout onto Three Elms Road (A4110) towards Canon Pyon. Proceed straight at the traffic lights towards Canon Pyon and continue on the A4110 for 9 miles. At the T-junction, take a left onto the A4112 towards Hay-On-Wye, then turn right onto the A44 towards Rhayader. Proceed for 3 miles into Pembridge village. Continue pass The Red Lion public house and after a couple hundred yards, the property can be found on your right hand side, up a private driveway.

Anti-money laundering

The purchaser will be required to provide sufficient identification to verify their identity in compliance with anti-money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti-money laundering checks. This fee is payable at the time of verification and is non-refundable.



Sunderlands

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	92	100+
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.