



Holters

Local Agent, National Exposure

Station House, Pembridge, Leominster, HR6 9HL

Offers in the region of £350,000



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All aboard! Station House, once a railway station, now offer a unique living experience in the heart of picturesque North Herefordshire. With historic charm, modern comfort, and versatile space, this 3 bedroom property provides an idyllic escape and features a self-contained annexe and is available with no upward chain.

- Historic railway station conversion
- Charming features
- Ample parking
- 3 bedrooms
- Spacious gardens
- Rural countryside setting
- Adjoining 2 bedroom Self-Contained Annexe
- Versatile living spaces
- Proximity to village amenities

The Property

Station House is a delightful property located just outside the sought-after village of Pembridge, in the picturesque North Herefordshire countryside. Originally serving as the railway station to a now disused railway line, this beautiful home offers a unique blend of historic charm and modern comfort. Station House features three bedrooms and two reception rooms, while there is an adjoining, self-contained annexe boasting two bedrooms with en-suites, a kitchen and a large lounge/diner. Station House presents an exceptional opportunity for a tranquil rural lifestyle.

The property features architectural detail that contributes to its character, including fireplaces and timber beams, while its versatile layout presents a range of potential uses for prospective buyers. The annexe offers a variety of uses including accommodation for extended family members or guests, offering a private and comfortable

space separate from the main house.

For those seeking a peaceful rural retreat, Station House offers the perfect setting for a relaxing and idyllic lifestyle. The spacious gardens provide ample space for gardening, outdoor dining, and enjoying the natural beauty of the surroundings. The property also offers potential for further enhancement and personalisation, allowing new owners to create their dream home in this charming setting. The ample parking space provides convenience for residents and visitors alike, ensuring that parking will never be a concern.

The Location

The picturesque village of Pembridge nestles within the luscious English countryside of Herefordshire close to the Welsh border. Encompassed by stunning scenic countryside with rolling hill tops, crop fields and apple orchards as far as the eye can see, the area is renowned for its outstanding natural beauty and is a haven for nature enthusiasts and those of an

active disposition including walkers and cyclists and present a variety of outdoor pursuits.

The village offers a close knit and friendly community and has many useful facilities to include a shop, café, church and 2 pubs, which serve home cooked meals and locally produced ales and ciders, as well as a well-regarded primary school, which is within the catchment for neighbouring Weobley High School. Further recreational and educational facilities are available in historic market towns of Kington (6 miles west), Leominster (7 miles east) and Presteigne (7 miles north). All 3 offer an excellent range of independent retailers, a number of supermarkets chains/shops, a variety of dining establishments and pubs, a host of community clubs and societies and useful transport links via either bus or railway stations. The county city of Hereford is found 15 miles to the south.



Agent's Note

Please note that there is a vehicular Right of Way to the adjoining storage yard.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Herefordshire Council - Station House Band D.

Services and Heating

We are informed the property is connected to all mains services and the property has the benefit of gas fired central heating.

Broadband

Enquiries via British Telecom indicates the property has an estimated fibre broadband speed of up to 73MB. Interested parties are advised to make their own enquiries via BT or their own broadband provider.

Nearest Towns/Cities

- Kington - Approximately 6 miles
- Leominster - Approximately 7 miles
- Presteigne - Approximately 7 miles
- Weobley - Approximately 8 miles
- Knighton - Approximately 13 miles
- Hereford - Approximately 15 miles
- Ludlow - Approximately 15 miles
- Hay-on-Wye - Approximately 18 miles

Referral Fees

Holters routinely refers vendors and purchasers to providers of conveyancing and financial services. Please see our website for more information.

What3words

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Money Laundering Regulations

In order to comply with current legislation,

we are required to carry out Anti-Money Laundering (AML) checks on all prospective purchasers verifying the customer's identity using biometric identification checks, which includes facial recognition. A company called Creditsafe Business Solutions Ltd provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

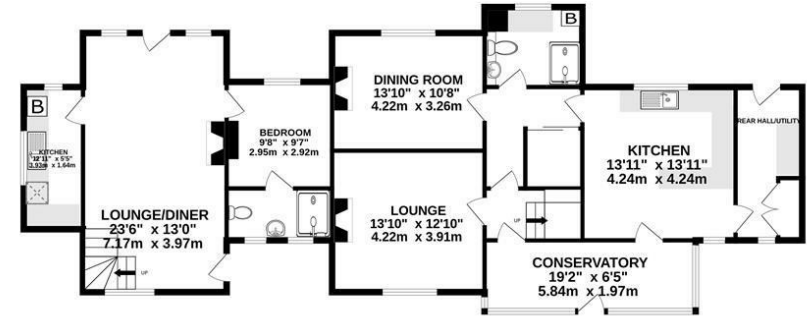
Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

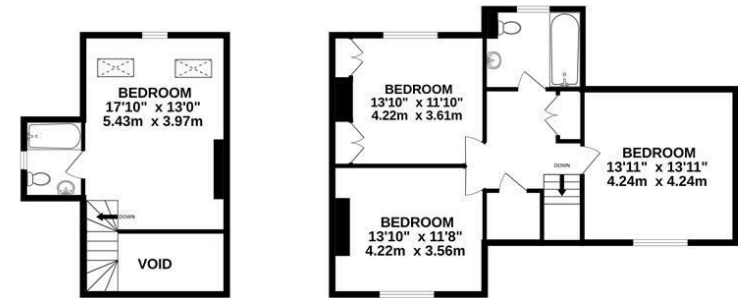
Consumer Protection

Consumer protection from unfair trading regulations 2008 - Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendor or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR
1402 sq.ft. (130.3 sq.m.) approx.



1ST FLOOR
1033 sq.ft. (95.9 sq.m.) approx.



TOTAL FLOOR AREA: 2435 sq.ft. (226.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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