



Westonbury , Pembridge, Leominster, Herefordshire HR6 9HZ

Imposing Country Residence in Elevated Position set in approx 5 Acres

Asking Price £1,000,000



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Pembridge
Leominster
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LOCATION

Westonbury enjoys an open elevated position with far reaching countryside views along a private driveway, yet just a short distance from the popular black and white village of Pembridge. The village itself has an excellent range of amenities including two public houses and a further restaurant, local shop and tea room, highly sought after Outstanding primary school, pre-school, Church, village hall, farm shop, further tea room and art gallery together with a thriving local community. Local features include a beautiful riverside area, Medieval market hall and community meadow with playground, Annual village events include a summer show & trotting races, Bonfire & Fireworks and Christmas market with much admired illuminated Christmas trees throughout the village. The towns of Kington and Leominster are easily accessible with a broader range of amenities with the Cathedral City of Hereford a little further to the south.

BRIEF DESCRIPTION

An opportunity to purchase an imposing and characterful country house, enjoying an elevated position with far reaching views and positioned just outside the popular black and white village of Pembridge. Westonbury is a truly magnificent home offering accommodation and character in abundance, with delightful entrance hall and inner hall leading to a light and airy drawing room and dining room with full height windows to the side overlooking the gardens. There is a breakfast/kitchen with walk-in pantry, additional living room/library with delightful feature fireplace, and off the inner hall there is a separate Cloakroom. Also, there is a useful Old Bakery which could be used as additional accommodation if required. To the first floor the property has a delightful landing area with bedrooms communicating off, 6 principal bedrooms, one with dressing room

- Imposing Country Residence in Elevated Position with Far Reaching Views
- Generous Accommodation Throughout
- Separate Attached Cottage
- Beautiful Landscaped & Walled Gardens
- Substantial Range of Separate 17th Century Barns

and en-suite bathroom, and one with an en-suite bathroom. There is also a family bathroom, an additional shower room and a useful playroom/snug. The property boasts two large attic spaces which could be converted for additional accommodation if required. The property also benefits from an additional attached cottage which would be ideal for dependent relatives or as a guest cottage. This property has separate access and offers a lounge, kitchen, shower room and bedroom and is located to the rear of the main house. The property offers an abundance of space and character and would make a wonderful country home and therefore the Agents strongly recommend internal inspection to appreciate the size and the setting of the property on offer.

Outside, one of the main features of the property are the gardens which have been lovingly cultivated and landscaped over the years extending to over 4.9 acres and include in brief: Large lawned areas with driveway parking to the front. To the side and rear there is a wildlife pond and a beautiful walled garden with feature greenhouse. There are wild meadow gardens to the rear and side, along with additional more formal lawned areas. There is a paddock area to the rear together with fruit trees, specimen trees, a good selection of maturing shrubs and flowering plants. There is also a range of small useful stone buildings to the side, ideal for storage. The garden is a delight and is well kept throughout.

AGENTS NOTES

There is a very substantial and useful range of 17th Century barns/buildings to the side of the property which would make a useful addition to the property/Estate, they enclose the side areas protecting the surroundings and creating additional privacy. They are very versatile buildings and offer future scope to improve subject to any necessary contents/permissions.







SERVICES

Mains Electricity & Water. Private Drainage.
Oil fired central heating.
Telephone (Subject to B.T. Regulations).

OUTGOINGS

Council Tax Band: F

LOCAL AUTHORITY

Herefordshire Council. Telephone 01432 260000.

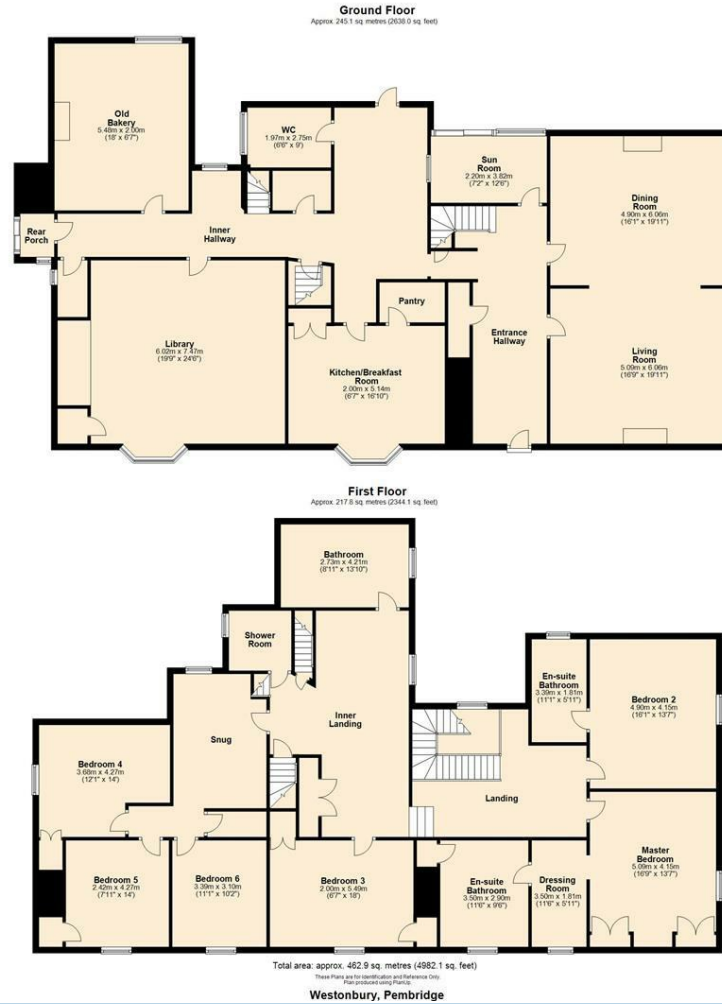
VIEWING

Strictly by prior appointment through the Agents,
Jackson Property. Telephone 01568 610600.

DIRECTIONS

From Leominster, proceed west on the A44 which will continue to lead you to the village of Pembridge. Proceed through the village towards Kington for approximately 1.5 miles where there is a driveway on the left hand side signposted Westonbury Water Gardens. There is a small gatehouse on the left, continue to follow this driveway along where the property can be located directly ahead.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	



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