



School View, West Street, Pembridge, Leominster, Herefordshire HR6

Updated and Improved Grade II Listed Character Village Property O.I.R.O £265,000



School View, West Street

Pembridge, Leominster, Herefordshire HR6 9DU

- Refurbished and Extended Village Cottage
- Large Open Plan Living/Dining Room with Two Fitted Woodburners
- Good Sized Fitted Kitchen to the Rear
- Three Bedrooms over Two Floors
- Refitted Shower Room
- Good Sized Gardens to the Rear
- Wonderfully Presented Throughout
- Viewing Strongly Recommended
- Grade II Listed

O.I.R.O
£265,000
Freehold

To arrange a viewing please contact us on

t. 01568 610600
leominster@bill-jackson.co.uk
www.bill-jackson.co.uk



LOCATION

School View is a wonderfully presented, updated and improved black and white village cottage with very generous accommodation set over three floors and set in the popular black and white village of Pembridge. The Medieval village of Pembridge was voted RHS Village of the Year 2013 and has an unrivalled range of village amenities including 2 Public Houses and a further Restaurant, an Award Winning Local Shop and Tea Rooms, a highly sought after Primary School, Pre-School, Church, Village Hall, Farm Shop, further Tea Rooms, Art Gallery and Gift Shop together with a thriving local community. The market towns of Ludlow, Leominster, Presteigne and Kington are close to hand for a more comprehensive range of amenities, as is the larger Cathedral City of Hereford, a little further to the south.

BRIEF DESCRIPTION

School View has been lovingly updated and improved by the owners to offer beautifully presented accommodation to include a large lounge/diner with two fitted woodburning stoves and feature fireplace leading to a good sized fitted kitchen with a range cooker and large windows overlooking the rear gardens making the kitchen a wonderful light and airy space. To the first floor, the property has two bedrooms, both very well appointed with exposed beams and character in abundance and additional refitted shower room with a double shower cubicle. To the second floor, the property has one large feature bedroom with roll-top bath and additional cloakroom with toilet and wash basin. This is a wonderful room with views to the rear and vaulted ceilings with exposed timbers, all benefiting from central heating throughout.

Outside, the property has good sized private rear gardens, mostly laid to lawn with useful timber sheds and backing onto open space, creating a wonderful peaceful and secluded garden.

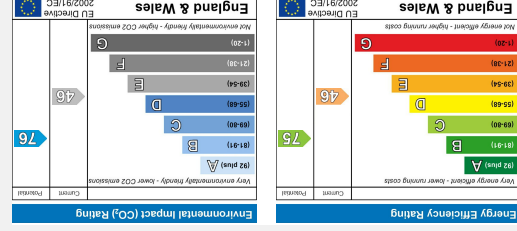
The property is a real asset to the current owners and therefore the Agents strongly recommend internal inspection to appreciate the character and features on offer.

SERVICES

Mains Gas, Electricity, Water & Drainage, Oil Fired Central Heating.



Jackson Property may be entitled to commission from other services offered to the Client or a buyer including but not only the following services: Conveyancing, Mortgage, Financial advice, Surveys etc. An average referral fee is defined as £100+vat.

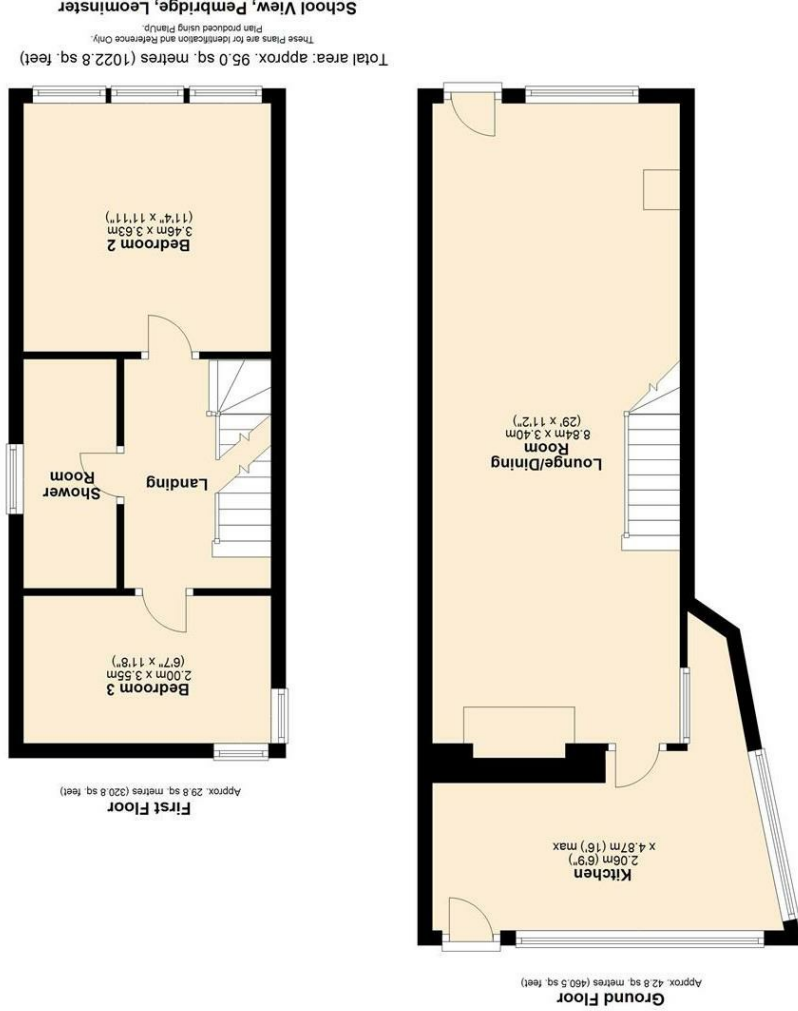


OUTGOINGS
Council Tax Band: C.

LOCAL AUTHORITY
Herefordshire Council. Telephone 01432 260000.

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

DIRECTIONS
On finding the village centre with the New Inn public house on your left, proceed towards Kington and the property will be found just along here on your right hand side.



School View, Leominster, Herefordshire
These Plans are for Identification and Reference Only.
Plan produced using Planity.