



Roke House, East Street, Pembridge, Leominster, Herefordshire HR6 9HB

Spacious Detached 3 Bed Border Oak Property In Rural Village

O.I.R.O £597,500





**Roke House, East Street  
Pembridge  
Leominster  
Herefordshire  
HR6 9HB  
O.I.R.O £597,500**

- Charming Detached Border Oak Property Set In The Picturesque North Herefordshire Village Of Pembridge
- Offering Spacious 3 Bed Accommodation Together With Many Oak Features Throughout With a Plethora of Other Classic Border Oak Detailing
- Set In Extensive Gardens Of Approximately A 1/4 Of An Acre Together With Driveway Parking To The Front & Attached Single Garage

**LOCATION**

The Medieval village of Pembridge, voted RHS Village of the Year 2013, has an excellent range of village amenities including two public houses and a further restaurant, shop and tea room, a highly sought after primary school rated Outstanding by Ofsted, pre school, Church, Village Hall, farm shop, further tea rooms, art gallery and gift shop, hairdressers and beauty salon 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. Pembridge has won several RHS Gold Awards in Village in Bloom competitions - securing regional and national village of the year awards.

**BRIEF DETAILS**

Roke house is a larger style detached property built by renowned local builders Border Oak, offering charm and character in abundance blending the traditional craftsmanship of an oak framed house with the comforts of a modern family home.

The generous accommodation is set over two floors to include an entrance hallway leading through to a living room with feature gas effect woodburning stove and fireplace and leading through to a delightful garden room overlooking the spacious gardens to the rear. The dining-kitchen is well fitted with granite worktops, fitted appliances with ample space for a table and chairs and double opening doors onto the rear garden. This leads on to a utility room with base units and ample space for washing machine and having a Belfast sink fitted. The utility room leads on to a cloakroom fitted with low level w.c. and hand wash basin. There is underfloor heating throughout the ground floor.

To the first floor, there is a generous landing with doors communicating off to 3 bedrooms, the master bedroom has a vaulted ceiling and leads through to an occasional 4th bedroom/dressing room and en-suite shower room. There is also a family bathroom, again all benefiting from underfloor heating and double-glazing throughout.

Outside, the property has a good sized garden which is mostly laid to lawn with a large paved patio seating area. The garden and plot extends to approximately 1/4 acre and is surrounded by hedging with secure gated access to the side, garden to the front with driveway parking leading to a single garage which has a pedestrian door leading back to the property and having the benefit of the boiler for the central heating system.

The Agents strongly recommend internal inspection to appreciate the size and character of the property on offer.

**SERVICES**

Mains Electricity, Gas, Water & Drainage.

**OUTGOINGS**

Council Tax Band: E

**LOCAL AUTHORITY**

Herefordshire Council. Telephone 01432 260000

**VIEWING**

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

**DIRECTIONS**

Upon entering the village of Pembridge from Leominster the property can be located on the left hand side.

**Jackson Property (Leominster)**

for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that





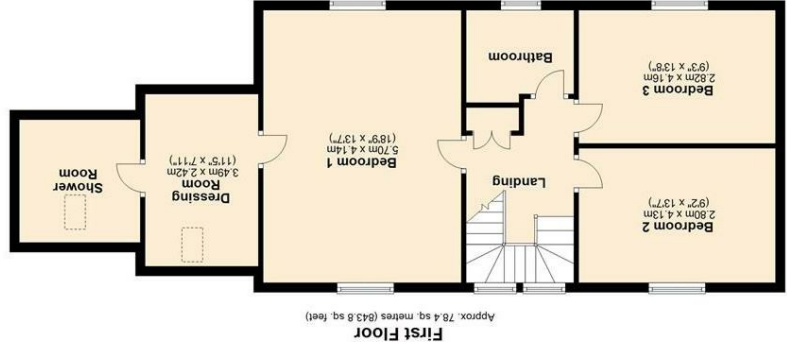
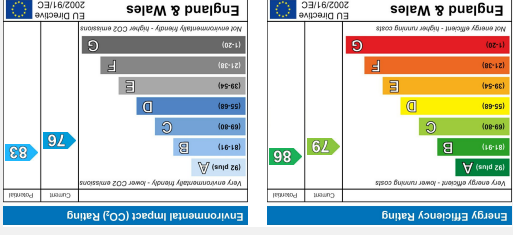






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**Roke House, Pembridge, Leominster**  
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 Plan produced using MapInfo.

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