

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   C
55-68	D		
39-54	E	40   E	
21-38	F		
1-20	G		

Station Cottage

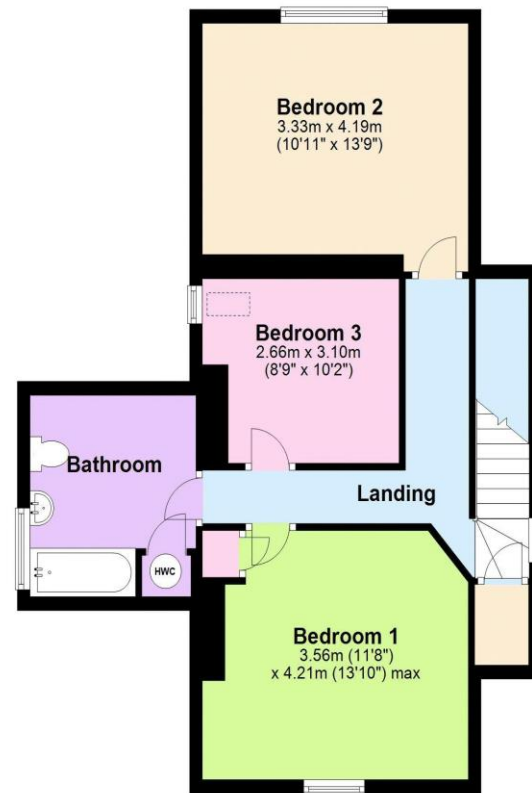
### Ground Floor

Approx. 81.9 sq. metres (881.8 sq. feet)



### First Floor

Approx. 57.7 sq. metres (620.8 sq. feet)



Total area: approx. 139.6 sq. metres (1502.6 sq. feet)

These plans are for identification and reference only.  
Plan produced using PlanUp.

Station Cottage, Pembridge, Leominster

# Flint & Cook



**johnamos & COLTD**  
A Bruton Knowles LLP Company



Station Cottage Pembridge Leominster HR6 9HL

Guide Price £325,000

- Substantial Victorian Cottage
- Lovely rural location
- 3 Bedrooms

- 3 Reception rooms
- Gas central heating
- Parking & garden

22 Broad Street  
Hereford  
HR4 9AP  
Tel: 01432 355455  
hereford@flintandcook.co.uk

37 High Street  
Bromyard  
HR7 4AE  
Tel: 01885 488166  
bromyard@flintandcook.co.uk

Managing Director: Jonathan Cook F.N.A.E.A., F.N.A.V.A.  
Sales Director Hereford: Martin Pearce M.N.A.E.A.  
Flint & Cook Limited. Registered in England No. 12997370  
Registered Office: 22 Broad Street, Hereford, UK, HR4 9AP  
VAT No. 489 0289 02

These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Any plans provided by the agents and/or with the sales particulars are intended for guidance purposes only; we cannot guarantee the accuracy and scale of any plans, and they do not form any part of the sales contract. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property. **Flint & Cook Privacy Statement:** We take your privacy very seriously. Your data will not be shared with any other parties without your express permission. Our Data protection Policy can be read in full on the Flint & Cook website, [www.flintandcook.co.uk](http://www.flintandcook.co.uk)



## Station Cottage Pembridge Leominster Herefordshire HR6 9HL

This link detached cottage forms part of the former Pembridge Station – on the disused railway line in a lovely rural location about ½ a mile outside the highly sought-after village of Pembridge, in the lovely north Herefordshire countryside, near to the Welsh Marches and well placed for access to the market town of Leominster (7.5 miles) and the Cathedral City of Hereford (15 miles).

Pembridge is a historic village on the “Black & White Village Trail” within which there are a range of amenities including two public houses, a farm shop, a church, primary school, village hall and the River Arrow also runs nearby providing some lovely recreational opportunities. Further amenities are available in the larger village of Weobley (8 miles) where there is also a secondary school, doctors surgery, football/cricket club, bowls club and there are 18-hole golf courses at Bradnor (7 miles) and Wormsley (10 miles).

Originally the railway station to the now disused railway line, Station Cottage is a 3 bedroomed property which has been let and could provide an excellent additional income or could be sold separately.

The property has gas central heating and double glazing and has ample off-road parking and a patio garden and rear lawn and is more particularly described as follows:-

### Ground floor

Door into the Entrance Hall

### Utility Room

With sink unit, plumbing for washing machine, space for dishwasher, tiled floor, WC with window.

### Kitchen

Oak style base units with worksurfaces, tiled splashbacks, built-in electric oven, 4-ring gas hob, tiled floor, sink unit, pantry, radiator, windows to front and rear.

### Dining Room

Storage cupboards, cupboard housing the electric fuse-board, door to store cupboard with window.

### Lounge

With coal effect gas fire, radiator.

### Family Room

Radiator, two windows and patio doors to courtyard.



A staircase leads from the Lounge to the

### First floor

#### Landing

With store cupboard, central heating thermostat.

#### Bedroom 1

Hatch to roof space, radiator, window with lovely views to the rear.



#### Bedroom 2

Storage cupboard, window to front.

#### Bedroom 3

Exposed floorboards, roof window, window to side, radiator.

#### Bathroom

Comprising bath with mixer tap, electric shower, wash hand-basin, WC, radiator, window and airing cupboard with hot water cylinder and central heating control.

### General Outside

To the front of the property, there is a forecourt area with ample parking and double gates at the front leading to a covered car port and storeroom, beyond the forecourt, there is a lawned garden interspersed with a variety of mature shrubs. To the rear of the

property is a large lawned garden enclosed by hedging for privacy and there is a gravelled area, a paved patio with outside water taps and lights and garden shed.

**Guide Price** £325,000

### Agent's Note

A fence will be erected by the Vendors delineating the rear boundary between Station House and Station Cottage.

There is a vehicular Right of Way to the adjoining storage yard.

### Method of Sale

The properties are to be offered for sale by Formal Tender with Tenders closing at 12 noon on Friday 16th September 2022 (unless previously sold). For any enquiries of a legal nature, please contact the Solicitors (please see details below). Tenders are to be delivered to John Amos & Co at:- Lion Court, Broad Street, Leominster, HR6 8LE Tel: 01568 610007 or Flint & Cook, 22 Broad Street, Hereford HR4 9AP Tel: 01432 355455 and marked “Tender – Station Cottage, Pembridge, Herefordshire HR6 9HL” The Tender forms and legal pack will be available from the Vendor’s Solicitor and Agents at least seven days prior to Tenders closing. N.B. Please note prospective purchasers are deemed to have read and inspected the contract of sale as prepared by the seller’s Solicitor. The detail in these particulars is for guidance only and should not be relied upon. The successful purchaser will be required to pay a 10% deposit on acceptance of tender and the remaining 90% will be payable upon completion.

### Solicitors

[Ruth.edwards@lblaw.co.uk](mailto:Ruth.edwards@lblaw.co.uk) Lanyon Bowdler. 1&2 Connaught House, Riverside Business Park, Benarth Road, Conwy. LL32 8UB. Tel: 01492 555671.

### Completion

Completion is scheduled for Friday 14th October 2022.

### Boundaries

Any purchaser(s) shall be deemed to have full knowledge of all boundaries and neither the Vendor nor the Vendor’s Agents will be responsible for defining the boundaries or ownership thereof.

### EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The properties will be sold subject to and with the benefit of all existing rights, whether public or private including rights of way, supply, drainage, electricity supplies and other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to in these particulars or not.

### Joint Agents

John Amos & Co, Lion Court, Broad Street, Leominster, Herefordshire HR6 8LE

### General information

#### Services

Mains water, electricity and drainage are connected. Private drainage system. Telephone (subject to transfer regulations). Gas-fired central heating.

#### Outgoings

Council tax band ‘D’ - payable 2022/23 £2090.93  
Water - rates are payable.

#### Tenure & possession

Freehold - vacant possession on completion.

#### Directions

From Hereford proceed initially, towards Brecon on the A438 and then, at the Whitecross roundabout, take the 3rd exit onto the A4110 towards Knighton (Three Elms Road). Continue through the village of Canon Pyon and then turn left towards Pembridge on the A4457 and continue to the next crossroads and straight over. Continue on the A4457 into Pembridge and turn right, opposite the village shop, over the river bridge and the property is located on the left-hand side after half a mile. From Leominster proceed towards Rhayader on the A44 and then turn right towards Pembridge on the A4457 and then continue into Pembridge and then turn right, opposite the village shop, over the river bridge and the property is located on the left-hand side after half a mile.

#### Viewing

Strictly by appointment through the Agent, **Flint & Cook**, Hereford (01432) 355455.

#### Money laundering regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

#### Opening hours

Monday - Friday 9.00 am - 5.30 pm  
Saturday 9.00 am - 2.00 pm