

# Rectory Cottage

Pembridge, Herefordshire



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Bridge Street, Pembridge,  
Herefordshire, HR6 9EU

A refurbished wing of a Victorian  
former Rectory in a desirable  
north Herefordshire village.

Leominster 7 miles, Kington 6 miles, Hereford 14 miles  
(All distances approximate)

## Accommodation and amenities

Kitchen/breakfast room | Drawing room | Dining room | Study | Utility

Four bedrooms | Two bathrooms | Cellars

## Outside

Front and rear Gardens | Garage | Workshop | Store | Parking



### Worcestershire

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**Bengough Property**  
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## Situation

The medieval village of Pembridge on the banks of the river Arrow is noted for its historic timber-framed buildings. Situated in the beautiful rolling countryside of north Herefordshire, it is the heart of the famous Black and White Village Trail. Amenities in the village include two pubs, a shop and tea room, church and primary school (rated Outstanding in the latest OFSTED report).

More comprehensive facilities can be found nearby in the market towns of Kington and Leominster and the Cathedral City Hereford, which is the cultural and economic hub for the county and has all the facilities one would expect of an important regional centre.

There is excellent schooling nearby from both the private and state sectors including Hereford Cathedral School and Hereford Sixth Form College.

Trains run from Hereford station direct to London Paddington and Birmingham. Leominster station has direct services to Manchester and Cardiff.

## For sale freehold

Rectory Cottage is the east wing of a former Victorian Rectory. Parsons Walk is a quiet cul-de-sac in a convenient position in the centre of the village.





The semi-detached, three storey property has brick elevations, a slate roof with distinctive brick chimneys and attractive stone mullioned windows. The house is not listed and has been the subject of a comprehensive refurbishment in recent years.

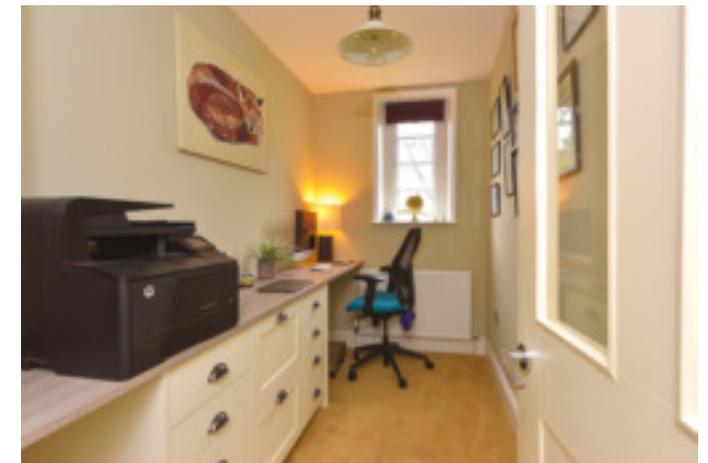
The well-proportioned and beautifully presented accommodation extends to over 2,800 square feet.

The gated front garden has a large, level lawn, a tarmac drive and parking/turning area in front of the detached garage. The rear garden has some beautiful mature trees, established evergreen boundary hedges and shrub borders.

At the end of the garden, there is the riverbank, public footpath and long meadow common.

## Wayleaves, easements and rights of way

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way whether mentioned in these particulars or not. There are no public rights of way across the property.





## Services

Mains electricity and water and sewerage, mains gas heating. Super fast broadband is available.

## EPC rating

D

## Local Authority

Herefordshire Council, tel 01432 260000

Council Tax Band: F

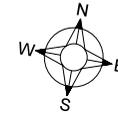
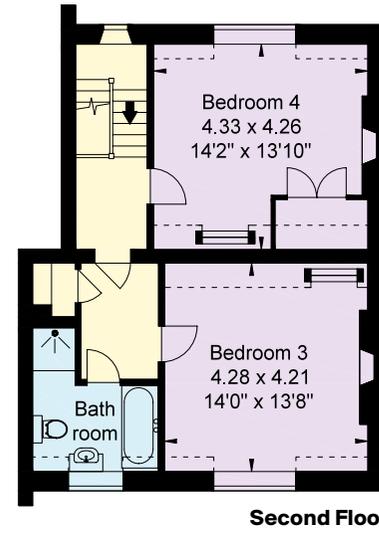
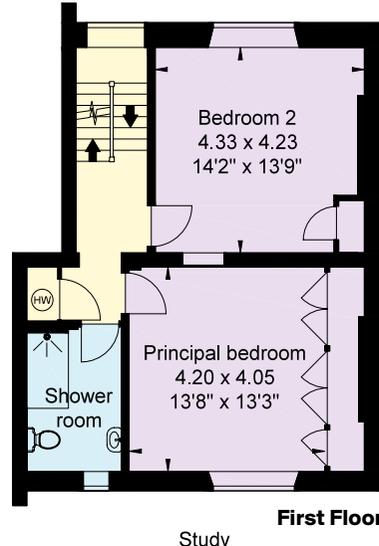
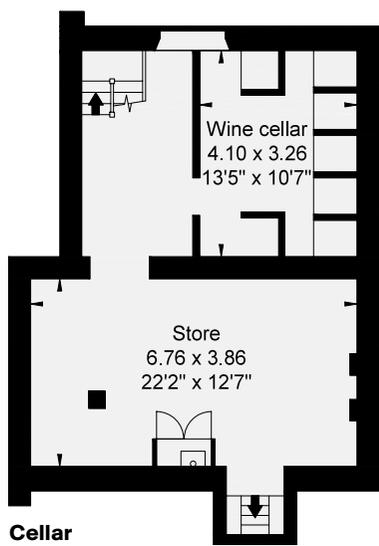
## Directions (HR6 9EU)

<https://w3w.co/simmer.downfield.pleasing>

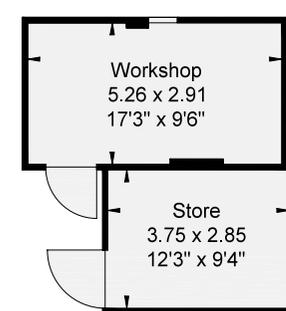
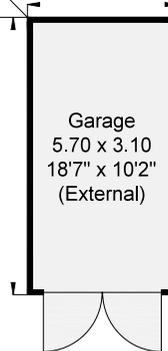
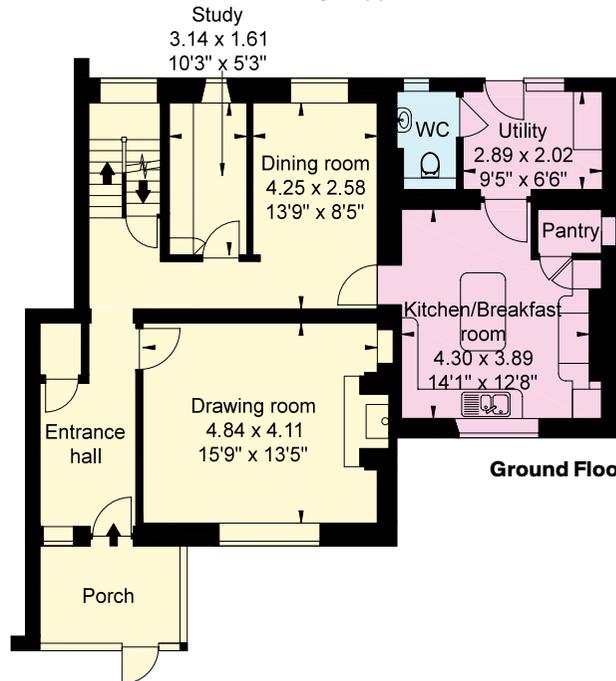
GPS - 52.220408, -2.892806

From Leominster, take the A44 passing through the village of Monkland towards Weobley. Before reaching Dilwyn, take the right hand turn signed Pembridge, continuing on the A44. On reaching Pembridge, turn right onto Bridge Street, then take the right turn into Parsons Walk. Rectory Cottage is the 2nd gate on the left.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



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Denotes restricted head height



**Approximate Gross Internal Floor Area**  
**House: 261 sq m (2,810 sq ft)**  
**Outbuildings: 53 sq m (571 sq ft)**  
**Total: 314 sq m (3,381 sq ft)**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



**Connecting people & property, perfectly.**

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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