

PUMP HOUSE COTTAGE

£590,000



“A stunning Border Oak in a beautiful village”

Pembridge, Herefordshire

This stunning, 3-bedroom, detached, Border Oak property is situated in a central yet secluded position within a private cul-de-sac in the heart of the historic village of Pembridge. With an intuitive design and traditional materials and building-practices used throughout, this warm home has charm and character in abundance.

- A true gem in the heart of the village
- Border Oak design and construction
- Exquisite presentation throughout
- Private location
- 3 double bedrooms
- Spacious accommodation
- Full of character
- Garage and parking



An elegant oak porch leads into the attractive reception hall, where the property really sets out its stall: generous proportions and high quality materials on show including flagged stone flooring and oak beams and joinery. This space also benefits from convenient understairs storage.

Turn right into the grand sitting room, which highlights the signature oak frame of the builder and features an ornate fireplace under which sits a wood burning stove. The space is light and airy, illuminated by windows at either end of the room.

To the other side of the central hallway lies the kitchen and dining area: undoubtedly, the heart of the home and a great space to entertain friends or in which the family can come together at mealtimes. A beautiful, glazed sun room sits behind and is the perfect spot to read a book or enjoy morning coffee.

The kitchen has been upgraded to include a new ceramic sink, granite and wooden countertops, and a large central island, which provides more storage and countertop space for food prep. There space is wrapped by elegant cabinets and a large range style cooker sits beneath a stylish splashback. An adjacent walk-in larder provides additional storage and is sufficiently large to accommodate an American-style fridge freezer.

The downstairs accommodation is completed by a spacious utility room with quartz countertops, a ceramic sink and an exterior door, as well as a recently updated downstairs WC with wooden paneling.

Upstairs, the central landing leads off to three bedrooms and redesigned family shower room with a new shower cubicle. The generous master bedroom includes fitted wardrobes, dressing area and a stunning refitted ensuite with a standalone bath tub and a large wash hand basin. The two further bedrooms are also both doubles, one with fitted wardrobes, currently used as a dressing room.

Outside: Set behind a five-bar gate, the property features a private driveway, a garage and mature hedging for privacy. The easy-to-maintain garden sweeps around the property and includes lawn sections, flower borders and a full-length patio area on which to enjoy drinks or summer barbecues.





Area: Pump House Cottage is situated in the heart of the village beautiful, historic village of Pembridge, part of the famous Black and White Trail. The location is superb for local, countryside walks and convenient facilities, including the tea room, café and magnificent church with its separate belfry. In the summer months, it's just an easy walk to the nearby river for kids or grandchildren to enjoy a refreshing splash to cool off. It is a true gem of a location, offering a wonderful community feel and local public houses for a relaxing drink. The market towns of Leominster and Kington are just a few miles' drive away and this has all the amenities you would expect including banks, transport hubs, medical services and supermarkets.

At a glance:

- Bedrooms: 3
- Tenure: Freehold
- Council Tax Band*: F
- Heating: Underfloor heating; Gas
- Services: Mains electricity water, gas and drainage.
- Services charges: Nil
- Flood Risk: Very low risk***
- Covenants: Shared driveway/ maintenance
- Broadband: Yes** (Ultrafast up to 1000Mbps)
- Mobile: Yes, coverage available**

* correct as of instruction date

** Source: Ofcom

*** Gov.uk flood risk checker



EPC and floor plan available on the website.

DISCLAIMER: Neither these particulars, nor oral representations, form any part of any offer or contract and their accuracy cannot be guaranteed. The Agent has not verified the tenure, boundaries, rights of way or structural integrity of the property. Therefore, prospective purchasers should satisfy themselves as to the correctness of details given in these particulars by inspection or otherwise.