

THE OLD RECTORY

P E M B R I D G E

MAIN HOUSE:

3777 sq. ft / 350.95 sq. m

4 reception rooms | 4 bedrooms ensuite

DOUBLE GARAGE:

294 sq. ft / 27.39 sq. m

FREEHOLD:

0.5 Acres

LOCATION:

Edge of village

GUIDE PRICE:

£1,150,000

THE OLD RECTORY, BRIDGE STREET, PEMBRIDGE.
LEOMINSTER, HEREFORDSHIRE, HR6 9EU



A TRULY FINE
EXAMPLE OF
A HISTORIC
FAMILY HOME.



An exceptional 19th-century Old Rectory, presented to the highest standard and situated on the edge of the beautiful, historic Black and White village of Pembridge.

ENTRANCE HALL / DRAWING ROOM / SITTING ROOM / DINING ROOM / KITCHEN / ORANGERY / STUDY
FOUR DOUBLE BEDROOMS (all en-suite) / GARDENS & WOODLAND (About 0.5 of an acre) / DOUBLE GARAGE

Overview of the property and history...

The Old Rectory is a truly fine example of a historic family home that has been renovated and is now presented to an exceptionally high standard by the current vendors.

Built in 1852, the former Rectory is in the Victorian Gothic style and its understated grandeur reflects the importance of the Rector in the village. The property boasts fine architectural detailing and is of brick construction.

Situated on the edge of the historic village of Pembridge, the property occupies an idyllic position above the tranquil River Arrow. The Old Rectory was divided in 1972 from the staff quarters and now forms the major living area of the property.

Upon entering the property through an enclosed porch which leads you to a grand door with intricate stained glass, you are welcomed to the wonderful and spacious

entrance hall, opening up to an impressive spiral staircase leading to a galleried landing. Five bespoke stained glass light panels, replacing the original frosted glass panels, light the landing. The ground floor flows exceptionally well and is comprised of the drawing room, sitting room, dining room, kitchen/orangery and study. The first floor offers four tremendous double bedrooms which all benefit from wonderful en-suite bathrooms.



Reception rooms of the highest order.

The reception rooms at The Old Rectory are of the highest order. They boast exceptional period features including wonderfully high ceilings of around thirteen feet, beautiful large Victorian windows with working shutters, open marble fireplaces and much more. All of the reception rooms boast tremendous proportions throughout and provide a superb living space overall. There is a drawing room, sitting room, dining room and study.







THE ORANGERY.
WHERE LIFE
HAPPENS AND
MEALS ARE COOKED.

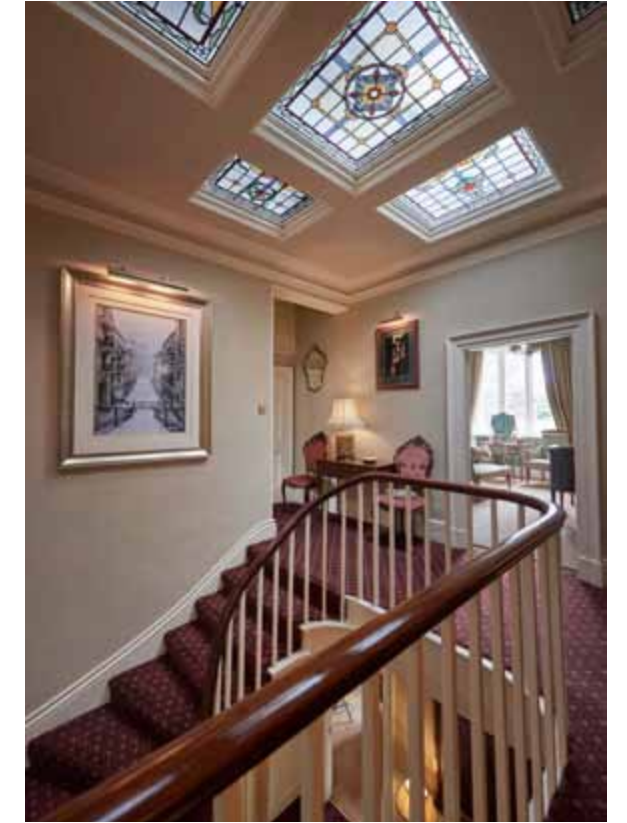


The kitchen/orangery is a truly exceptional room and boasts extensive light and space throughout.



The kitchen and orangery have been carefully handcrafted by local tradesmen and offer ultimate storage with bespoke integrated units including a Smeg range and much more. The kitchen also provides ample space for dining and the orangery

aspect provides seating to enjoy the bespoke family room. The extensive windows have views over the glorious gardens and there are French doors accessing the gardens, ideal for seasonal al-fresco dining and entertaining.





GREAT
STYLE.
GOOD
NIGHT.



The Old Rectory benefits from four exceptional double bedrooms which also offer superb proportions with ceiling height and space.

The bedrooms continue the beautiful period features found throughout the rest of the property and have been carefully and tastefully renovated by the current vendors.

All of the bedrooms boast the most stylish en-suite bathrooms with some exceptional features including walk-in showers with overhead rain showers, a copper free-standing bath tub, antiqued copper glass ceilings and much more. The vendor's attention to detail throughout the house is second to none and can only be fully appreciated when viewing.









The gardens are particularly delightful and are maintained to a very high standard.

The gardens and grounds at The Old Rectory extend to around 0.5 of an acre and are mainly laid to lawn with a mature woodland running the full length of the roadside edge of the property. Many of the trees are as old as the house and include several yew trees, a monkey puzzle tree and a magnificent copper beech, all offering total seclusion. The gardens are particularly delightful and are maintained to a very high standard. Both the secluded front and rear gardens are of superb proportions. There are exceptionally well-stocked borders and shrubbery throughout. The vendors have created various tranquil seating areas, ideal for al-fresco dining and entertaining. The driveway is gravelled and provides ample parking and leads to the double garage. There is strategic lighting throughout the gardens to enjoy the grounds at all times of the day.





Strategic lighting throughout
the gardens to enjoy the
grounds at all times of the day.



Built in 1852 on the site of a former Georgian Rectory, The Old Rectory is a notable building in the village.

Thomas Nicholson (Diocesan Architect) designed the building and the features include pitched slate roofs, octagonal brick chimney shafts, gables, a buttressed porch with a four-centred arch entrance, windows with stone mullions, surrounds and label moulds. In 1972 the Rectory was sold and divided into two dwellings with the kitchens, night nurseries and staff rooms forming Rectory Cottage and with the main residence renamed "The Old Rectory". Several families resided there until it was bought by the present vendors in 2007. After fifteen years of refurbishment and adding the orangery/kitchen, the house looks forward to many more years of history.



Pembridge village is a truly beautiful and historic country village nestled in the rolling North Herefordshire countryside.

The quintessentially English village is regarded as "The Jewel in the Crown " of North Herefordshire's Black and White Village Trail. Mentioned in the Domesday Book, the village boasts many magnificent Medieval properties and the amenities include two pubs, a restaurant, art gallery, hairdressers, ear specialist, cafe and an award-winning shop. There are numerous other idyllic villages nearby, one of which is Shobdon which even has its own airfield! The countryside is on the doorstep with ample countryside activities, walks and outriding that can be reached nearby.

Pembridge boasts a separate and rare Bell Tower which sits alongside the church. There is a wonderful community spirit and the nearby market town of Leominster can be reached at around six miles away and offers further day-to-day amenities. There is a train station at Leominster and the nearby A49 connects to the wider network.

The Cathedral City of Hereford is approximately 15 miles away and offers a wide shopping experience. Schooling in the area is excellent with primary schooling in Pembridge and further schooling in Leominster, nearby villages and Hereford. For the private sector, nearby Lucton, Moor Park and Hereford Cathedral schools are all very notable.



THE OLD RECTORY

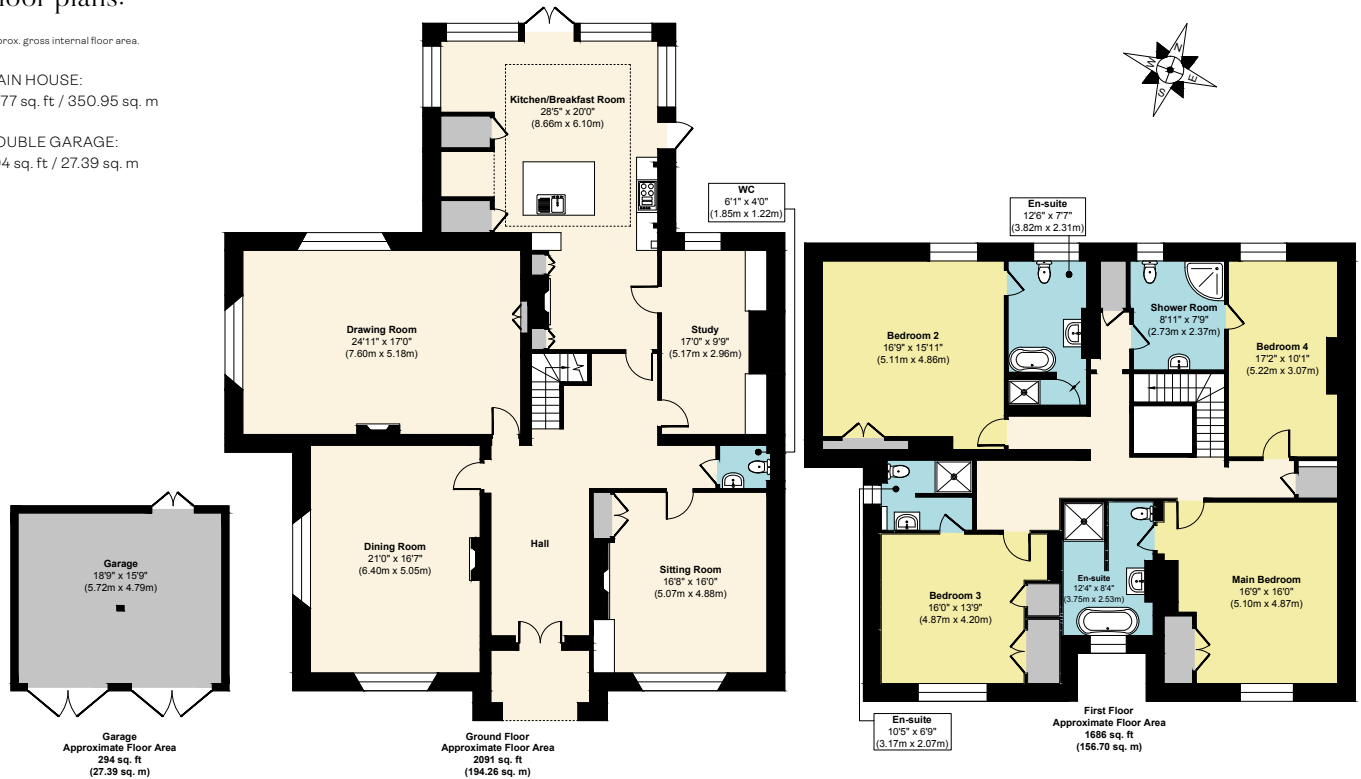
P E M B R I D G E

Floor plans:

Approx. gross internal floor area.

MAIN HOUSE:
3777 sq. ft / 350.95 sq. m

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FOR ILLUSTRATIVE PURPOSES ONLY. MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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Services.

Mains electric and water. Oil fired central heating. Private drainage that we understand complies with current regulations.

Wayleaves, easements and rights of way.

The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

Mobile and Broadband checker.

Information can be found here:
<https://checker.ofcom.org.uk/en-gb/>

Local Authority.

Herefordshire Council.

Council Tax Band.

Band G

EPC Rating.

E
(The property has received an EPC exemption that can be applied should the property be rented out)

Agents Notes

1. Please note that all fixtures, fittings and items of furniture could be available by separate negotiation.
2. Please note that The Old Rectory is attached to a further property.

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Shropshire & Mid Wales

14 Shoplatch, Theatre Royal, Shrewsbury, SY11HR
01743 284200 | shropshire@struttandparker.com



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@struttandparker

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