



# Post House

Marston, Pembridge, Herefordshire

**STRUTT  
& PARKER**

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## A handsome Tudor-style 5 bedroom house just outside the quaint village of Pembridge

Post House is a substantial and characterful home offering over 3,300 sq ft of flexible accommodation, complemented by a range of outbuildings all set within a secluded and well established garden. A large industrial barn and 1.63 acre paddock are available by separate negotiation



**4 RECEPTION ROOMS**



**5 BEDROOMS**



**3 BATHROOMS**



**OUT-BUILDINGS**



**GENEROUS GARDEN**



**FREEHOLD**



**VILLAGE**



**3,310 SQ FT**



**GUIDE PRICE  
£850,000**



### The property

Post House is a striking detached period home, offering well-balanced, flexible accommodation arranged over two floors. The house features attractive Tudor-style timber-framed elevations with rendered infill beneath a pitched, clay-tiled roof, and retains a wealth of character features, including exposed timbers, fireplaces and generous room proportions throughout.

The ground floor flows from a welcoming reception hall, giving access to an excellent range of reception rooms well suited to both family living and entertaining. The elegant drawing room is centred around a fireplace and enjoys pleasant views over the gardens, and a sitting room that offers a more informal setting, also featuring a fireplace. To the rear, the conservatory provides a light-filled area, with views across the grounds. The generous kitchen/breakfast room forms the heart of the home, fitted with farmhouse-style wooden units, a central island and an Aga, with space for a large breakfast or dining table. An adjoining utility room provides further

practical space. A separate dining room offers an ideal setting for more formal occasions, while a study with bespoke shelving provides a quiet space for home working.

On the first floor, the principal bedroom is a particularly generous room, benefiting from a dressing room and en suite bathroom. There are four further bedrooms, one of which also benefits from en suite facilities, while the remaining bedrooms are served by a family bathroom.

### Outside

The property is set within a picturesque garden that is laid mainly to lawn and interspersed with mature trees and established planting, creating a private and well-structured setting. A pond provides an attractive focal point, while the grounds are bordered in part by traditional stone walling, reinforcing the rural character of the property. The property is further enhanced by a garden office and additional stores, offering excellent versatility for a variety of uses.



A large industrial barn and a 1.63 acre paddock are available by separate negotiation.

\*Please note that the land and barn are subject to an overage. Please speak with the agent for further details.

### Location

Post House is situated in the rural hamlet of Marston, in north Herefordshire, surrounded by attractive countryside. The nearby market towns of Kington, Leominster and Ludlow provide a good range of everyday amenities including shops, supermarkets, cafés and schooling. The area is well regarded for its scenic landscape, offering excellent opportunities for walking, riding and other outdoor pursuits.

More extensive facilities can be found in the cathedral city of Hereford. Rail services are available from Leominster, while the A49 provides access to the wider regional road network



### Distances

- Kington 5 miles
- Leominster 10.3 miles
- Ludlow 16.4 miles
- Hereford 19.6 miles
- Shrewsbury 35 miles

### Nearby Stations

- Leominster
- Hereford
- Ludlow

### Key Locations

- Grange Court, Leominster
- Queenswood Arboretum, Dinmore Hill
- Wigmore Castle, Wigmore
- Hampton Court Castle & Gardens, Hope under Dinmore
- Croft Castle, Yarpole
- The Weir Garden, Swainshill
- Hergest Croft Gardens, Kington

### Nearby Schools

- Lucton School
- Moor Park School
- Hereford Cathedral School





The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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### Floorplans

House internal area 3,310 sq ft (307 sq m)

For identification purposes only.

### Directions

Post Code HR6 9JA

what3words: ///twins.bricks.unframed

### General

**Local Authority:** Herefordshire

**Services:** Mains electricity, gas and water. Private drainage installed pre 1983. Gas central heating.

**Council Tax:** Band G

**EPC Rating:** D

**Fixtures and Fittings:** Only items known as fixtures and fittings will be included in the sale. Certain items may be available by separate negotiation.

**Wayleaves and easements:** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

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

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