

**FOR SALE FREEHOLD – GUIDE PRICE £250,000**  
**WESTONBURY LODGE, PEMBRIDGE, LEOMINSTER,**  
**HEREFORDSHIRE, HR6 9HZ**



- Offered to the market with no upward chain on a “sold as seen” basis
- Located near the picturesque village of Pembridge close to Leominster and Hereford
- Detached property set within a scenic countryside location
- Considerable scope for complete renovation subject to necessary consents
- Large plot of c. 0.35 acres with outbuildings and mature gardens

## Location

The property lies on the edge of Pembridge, a picturesque village in North Herefordshire renowned for its black-and-white timber-framed architecture and historic charm.

The site occupies a prominent corner position at the junction of the A44 and the access road leading to Westonbury Mill Water Gardens, a popular local attraction. This strategic location offers excellent connectivity, with Leominster approximately 7 miles to the east, Kington 10 miles to the west, and Hereford 15 miles to the south-east via the A44. The surrounding area is characterised by rolling countryside, heritage buildings, and a strong sense of rural community.

***Please note the cottage borders a working farm with heavy traffic movement along the farm track, particularly during apple harvesting where activity is 24 hours a day (typically September to November). Buyers should also be aware of the potential noise from agricultural spraying throughout the year.***

## Property Description

The property is a two-storey detached dwelling of brick construction underneath a pitch tiled roof with both a front and side enclosed porch.

The demise of the property is shown for guidance purposes on the Site Plan included on page 5.

## Accommodation

The ground floor features an enclosed entrance porch leading directly into a lounge area, connecting to a central passage, leading to a dining room, kitchen, bathroom, and separate WC. There is also a boiler room and secondary entrance located to the side of the property.

The first floor comprises two bedrooms, including a double bedroom and a single bedroom, along with an airing cupboard for additional storage.

Externally, the property benefits from a garage, a front garden and a large garden area to the side and rear, which includes some disused outbuildings.

The property's Gross Internal Area is around 931 sq ft and it sits on a plot size amounting to 0.35 of an acre.

## Tenure

Freehold - Possessory Title. The vendor will provide an indemnity policy to cover continued use as a residential dwelling;

- **Known Risk:** Possessory Title - Risk of a third party challenging the title due to it being registered with possessory title rather than title absolute.

## Planning & Development

We have made enquiries with the local authority and can confirm the property is not listed or within a conservation area. For further information please contact the local authority.

## Services

We understand the property is connected to all mains services but any interested parties must rely on their own enquiries to confirm this.

## Business Rates and Council Tax

The domestic accommodation is within Band D for Council Tax purposes.

## EPC

TBC.

## Virtual Tour

<https://my.matterport.com/show/?m=q3C21Gaa6kD&help=1&gt=1&ts=1>

## Viewings

All viewings are strictly by appointment only.

## Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

## Enquiries



Contact: Richard Tole

Tel: 07917 088 221

Email: richard@wtsccommercial.co.uk



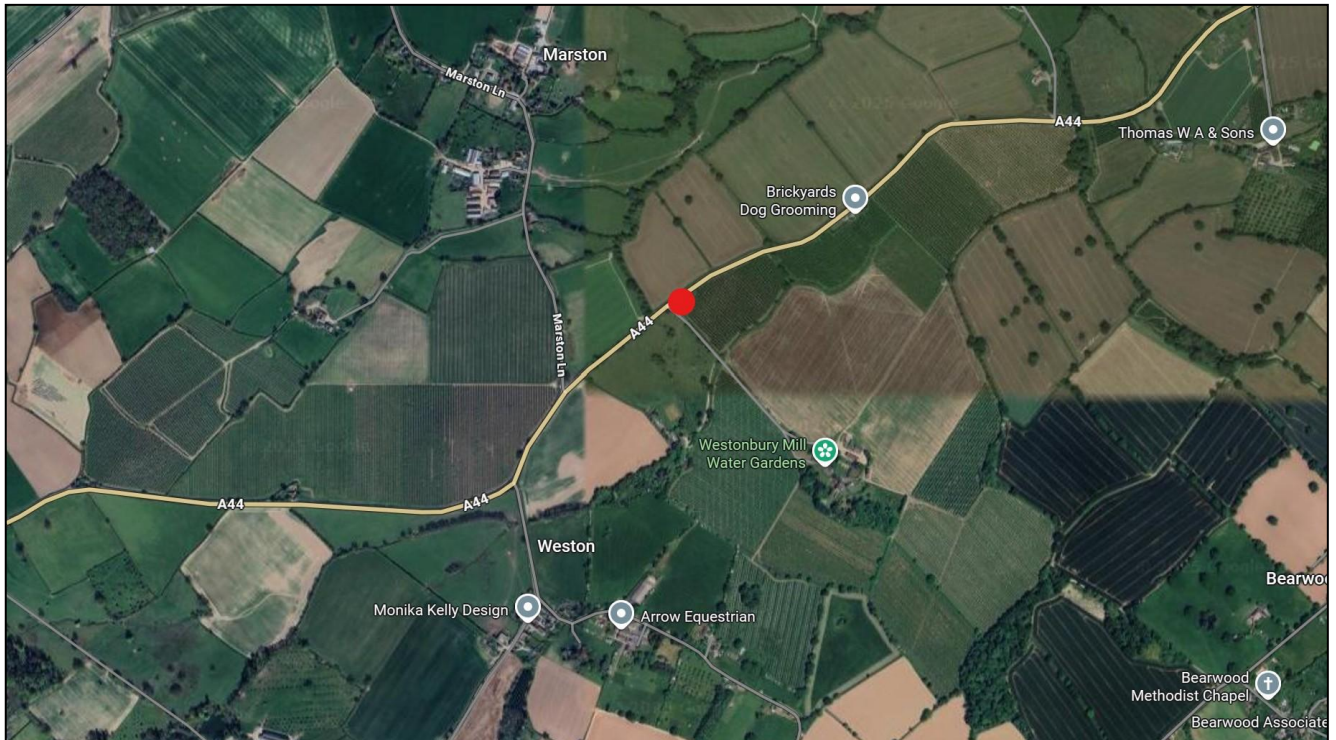






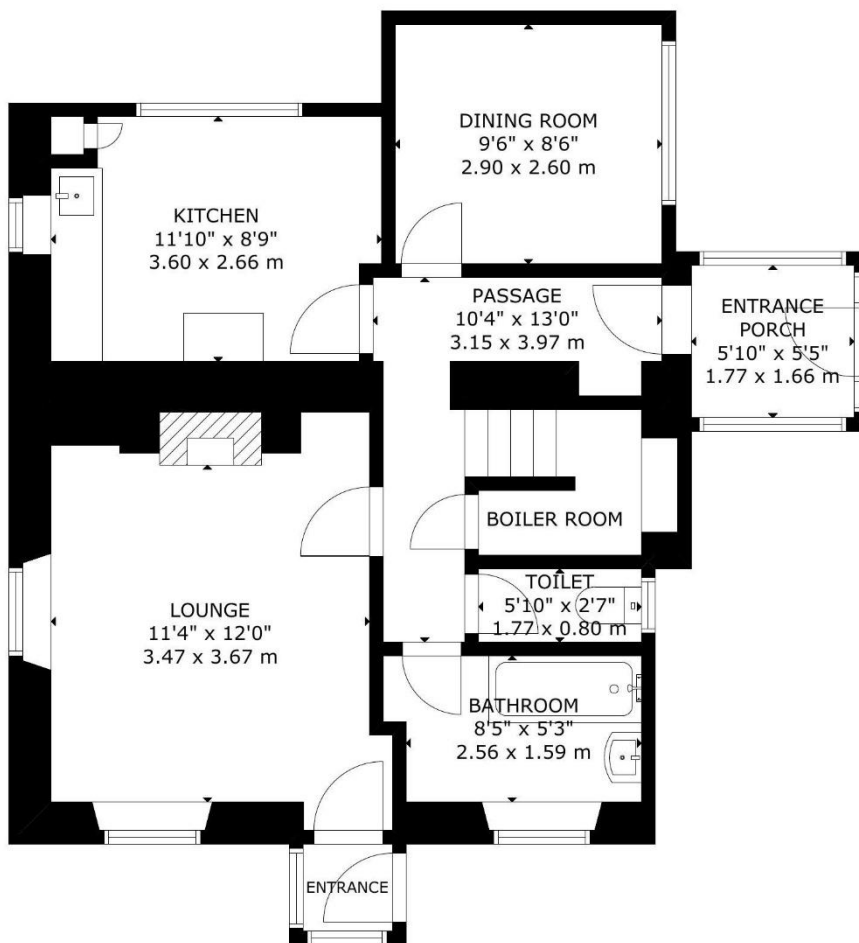


## Location Plan



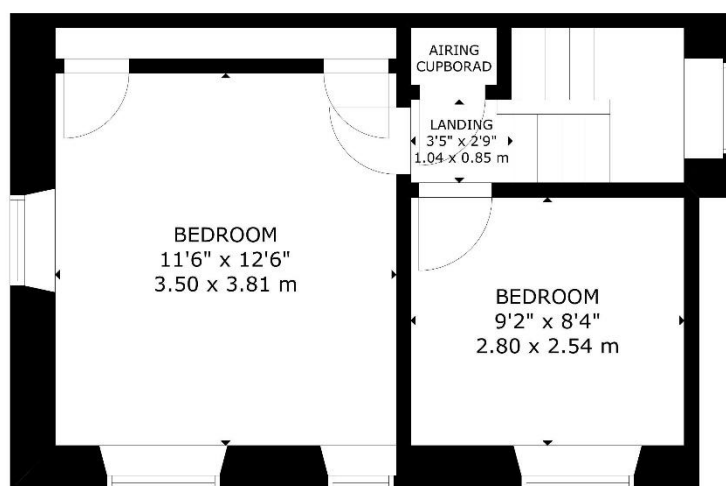
## Site Plan





GROSS INTERNAL AREA  
TOTAL: 86 m<sup>2</sup>/931 sq ft  
GROUND FLOOR: 57 m<sup>2</sup>/616 sq ft, FIRST FLOOR: 29 m<sup>2</sup>/315 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA  
TOTAL: 86 m<sup>2</sup>/931 sq ft  
GROUND FLOOR: 57 m<sup>2</sup>/616 sq ft, FIRST FLOOR: 29 m<sup>2</sup>/315 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



#### Important notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. WTS Property Consultants has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. WTS Property Consultants have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

Hamilton Tole Ltd trading as WTS Property Consultant are registered in England & Wales with company number 13681471. Registered head office is 6 Bennetts Hill, Birmingham, B2 5ST.



## Our Services & Offices

