



The Vernalls, Luntley, Pembridge, Hereford, HR6 9EH

 **Sunderlands**
Residential Rural Commercial



**The Vernalls
Luntley
Pembridge
Hereford
HR6 9EH**

Summary of features

- Subject to an agricultural and horticultural occupancy clause.
- Detached 3 bedroom house
- Needs some updating
- Rural location

Asking price: £400,000

Description

Subject to an agricultural and horticultural occupancy clause.

A detached mainly brick built house set along a country lane in rural north Herefordshire. The property requires some updating but enjoys a standalone location overlooking farmland. Accommodation is arranged over two floors with three Reception rooms to the Ground Floor, Kitchen and Utility and to the First Floor, three bedrooms and Bathroom. There are mature gardens, a single garage and sweeping drive providing parking. The property does have some double glazing and oil-fired central heating.

Situation

Property is set on a country lane about a mile and a half from the village of Pembridge which has good every day facilities including shops, public house, Church, Primary School with the main facilities either in Leominster, Kington or Hereford.

Accommodation

Timber front door leads to –

Reception Hall

With understairs cupboard, radiator.

Shower Room

Having WC with low flush suite, pedestal wash hand basin, window and shower cubicle.

Living Room

Having window to front, bay window with double doors to outside, brick fireplace with timber mantle, ceiling beams and radiator, sliding doors lead to –

Dining Room

Having radiator, double glazed windows to side and rear, door to –

Kitchen

Having a range of base and eye level units with work surface area, stainless steel double drainer sink unit, double oven, plumbing space for dishwasher, fridge space, radiator, window with outlook to rear.

Utility

With door to outside, base units, work surface with stainless steel drain and sink unit, plumbing space for washing machine, door to garage.

Study

Having fireplace, window to front and radiator.

From the reception hall, stairs lead to –

First Floor

Landing

Airing cupboard, housing hot water cylinder and window.

Bedroom 1

Having fitted wardrobes, sink, radiator, two double glazed windows with rural outlook.

Bedroom 2

Having two windows to front, sink, radiator, fitted wardrobes.

Bedroom 3

Radiator, fitted wardrobes, window with rural outlook.

Bathroom

Coloured suite comprising of bath, pedestal wash hand basin, WC low flush suite, linen cupboard, window and radiator.



Outside:

From the lane a drive leads over a cattle grid sweeping around a rockery bed feature and provides good parking. There are lawned gardens with mature trees.

Paths either side of the property lead to the rear where there is a wide patio area with steps up to a lawned garden from where there are views over neighbouring farmland. Outside shed.

Services:

Mains electricity, private water, oil fired central heating.

Tenure:

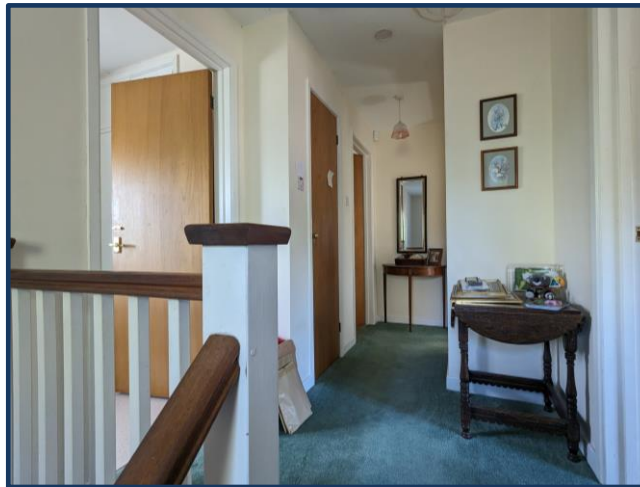
Freehold

Agents Note:

The Vernalls was constructed under a planning restriction subject to an agricultural and horticultural occupancy clause for people living in the area. Anyone expressing an interest in the property should firstly consult with their Solicitors or lenders to ensure that they qualify for the occupancy rights.

Directions:

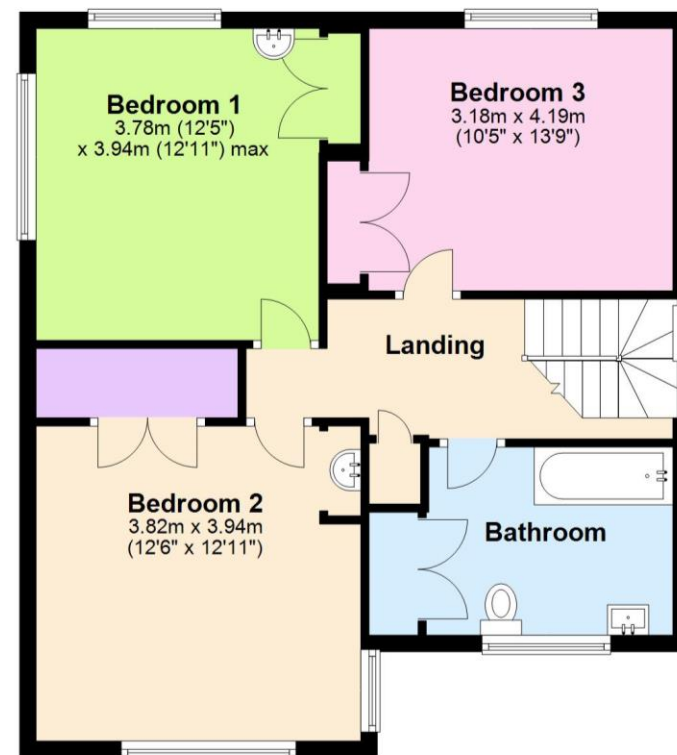
Follow the signs to the village of Pembridge. Enter the village along the A44 from the east and proceed through the village taking the left turn at the Red Lion pub onto Bearwood lane. Pass the village hall and continue along this lane for about a mile and a half and on the sharp left hand bend the property can be seen on the right.



Ground Floor



First Floor



**Sunderlands
Hereford Branch**
Offa House, St Peters Square,
Hereford HR1 2PQ
Tel: 01432 356 161
Email: hereford@sunderlands.co.uk

www.sunderlands.co.uk
Hay-on-Wye Branch
3 Pavement House, The Pavement,
Hay-on-Wye, Herefordshire, HR3 5BU
Tel: 01497 822 522
Email: hay@sunderlands.co.uk

rightmove 
find your happy

Zoopla.co.uk
Smarter property search

