



Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

enquiries@watkinsthomas.co.uk
www.watkinsthomas.co.uk



Penmar, Priory Lane, Stretton Sugwas, Herefordshire, HR4 7AR

Located just beyond the north western outskirts of Hereford, between the City and Credenhill, in a rural position, a classic and substantial modern home which is centrally heated and double glazed. Set in its own gardens the property offers generous parking facilities and a detached double garage block,

£600,000 (Freehold)

Residential Sales

Penmar, Priory Lane, Stretton Sugwas, Herefordshire, HR4 7AR

LOCATION

Penmar enjoys an enviable position on the edge of the hamlet of Stretton Sugwas and is set off a 'no through' country lane. Stretton Sugwas is a dispersed hamlet which has a church and primary school, Credenhill is nearby and offers a fuller range of amenities and Hereford (City Centre approximately three miles) offers a full range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

Penmar is an impressive individual modern residence which was built to an exacting standard and is distinctive in its style and nature. Centrally heated and double glazed it offers an entrance porch, large reception hall with stairs off to a gallery landing, there are two principal reception rooms, a large kitchen/breakfast room together with an exceptional garden room and utility room with second cloakroom off. On the first floor there are three double bedrooms, one of which is en-suite together with a full bathroom and shower room. Views are enjoyed from the front bedrooms and the property is set in its own established gardens and there is an excellent driveway area with DETACHED DOUBLE GARAGE BLOCK. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Enclosed Entrance Porch

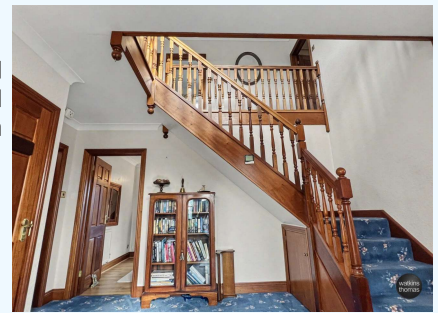
2.59m (8'6") x .99m (3'3")

With a double glazed front door with adjacent double glazed panels and having double glazed windows to the side with wooden sills. Quarry tiled floor, mat well and with a multi panel glazed front door with adjacent double glazed panels to;

Reception Hall

3.96m (13') x 2.9m (9'6") (maximum)

Open to the first floor landing and with coving to ceiling, wall mounted thermostat, wall light points, radiator, low level under stair store cupboard and with solid panel doors to the sitting room, dining room, kitchen/breakfast room and the;



Cloakroom

1.47m (4'10") x 1.07m (3'6")

With low level WC and corner wash basin with tiled courses over. Extractor unit, coving and radiator.

Sitting Room

5.97m (19'7") x 3.96m (13')

A splendid home with a bay double glazed window to the front with window seat and wooden sill, a pair of double glazed french doors open to and overlook the rear garden, coved ceiling, wall light points, radiators, engineered oak flooring and with a fine period polished fire surround with mantel, marble inset and hearth and living flame gas fire. Dimmer light switches.



Penmar, Priory Lane, Stretton Sugwas, Herefordshire, HR4 7AR

Dining Room

3.96m (13') x 2.92m (9'7)

With a double glazed window overlooking the rear garden, coved ceiling, two radiators and engineer oak flooring.



Kitchen/Breakfast Room

5.94m (19'6) x 3.99m (13'1)

With coved ceiling and comprising two parts but as a whole described as a breakfast area with a bay double glazed window overlooking the front garden with wooden sill and seat below, radiator, wall light points and having engineered oak flooring which continues through to the kitchen area, which has a double bowl stainless steel sink unit with mixer tap, double glazed window overlooking the rear garden, coved ceiling, extensive range of wood fronted base cupboard units with working surface over, tiled surrounds and matching eye level cabinets including glass fronted units and display ends. Central heating boiler providing central heating and domestic hot water. Four ring gas hob with hood over, built in oven with hob over, recess for appliance and a tall larder type cupboard. Sunken ceiling lights. Door to;



Garden Room

4.9m (16'1) x 4.22m (13'10)

A splendid room, partly having full height double glazed windows and with further double glazed windows off a brick base and with a pair of double glazed french doors opening to the garden, all with a lantern style roof over. Wall light points, continuation of oak flooring and radiator.



Penmar, Priory Lane, Stretton Sugwas, Herefordshire, HR4 7AR

Utility Room

2.92m (9'7") x 2.67m (8'9")

With a door to outside, double glazed window overlooking the rear garden and with fitted base cupboards and drawer units with working surface over, tiled surrounds, eye level cabinets and two tall storage cupboards. Radiator, coved ceiling, single drainer stainless steel sink unit and with recess with plumbing for washing machine. Door to;

Second Cloakroom

1.57m (5'2") x .91m (3')

With extractor unit, white suite comprising low level WC and corner wash basin with tiled course over. Double glazed window and coved ceiling.

ON THE FIRST FLOOR:

Landing

3.96m (13') x 3.96m (13')

A grand open space with coved ceiling and access hatch to loft space, wall mounted thermostat, double glazed window, from which a distant view is enjoyed towards the Welsh Hills in the far distance. Radiator and with doors to the three bedrooms, bathroom and AIRING CUPBOARD with insulated hot water cylinder.



Bedroom 1

3.99m (13'1") x 3.89m (12'9")

With a double glazed window, again enjoying the distant view across agricultural land to the Welsh Hills in the far distance. Coved ceiling, radiator and wood laminate flooring. Door to;



Ensuite Bathroom

3.96m (13') x 1.96m (6'5")

With a double glazed window overlooking the rear garden and with suite with 'gold' fittings to the bath, pedestal wash basin, low level WC and separate shower cubicle with an electric shower unit. Part tiled surrounds, coved ceiling, radiator, further ladder type radiator and extractor unit.



WATKINS THOMAS LTD registered in Cardiff, No: 8037310. These particulars are used on the strict understanding that all negotiations are conducted through WATKINS THOMAS LTD. MISREPRESENTATION ACT - 1967 WATKINS THOMAS LTD, for itself and for the Vendors of this property whose agent it is give notice that: 1. These particulars do not constitute, nor constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of WATKINS THOMAS LTD or the Vendor. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give, and neither WATKINS THOMAS LTD nor any person in its employment has authority to make or give any representation or warranty whatever in relation to this property.

Penmar, Priory Lane, Stretton Sugwas, Herefordshire, HR4 7AR

Bedroom 2

3.96m (13') x 2.95m (9'8)

With a double glazed window to the rear, coved ceiling, radiator and with two double wardrobe cupboards provided with hanging rail and storage shelving.



Bedroom 3

4.01m (13'2) x 2.9m (9'6)

With a double glazed window enjoying the view to the Welsh Hills in the far distance over agricultural land. Radiator, coved ceiling and two double wardrobe cupboards with hanging rail and storage shelving.



Shower Room

3.71m (12'2) (maximum) x 1.83m (6') (maximum)

With suite comprising wide walk in shower cubicle with shower boarded walls, pedestal wash basin and low level WC. Part tiled walls, extractor unit, coving and double glazed window to the rear.



Penmar, Priory Lane, Stretton Sugwas, Herefordshire, HR4 7AR

OUTSIDE:

The property is approached over a driveway, which runs between a pair of stone pillars and a five bar wooden gate. The property has an expanse of car parking and turning area, off which is located the DETACHED DOUBLE GARAGE BLOCK (18' by 18') which has an electric roller door to the front, personnel door to the side, side double glazed window and attic storage space, together with electric light and power points and the control unit for the solar panels.



Gardens

The property is approached over a driveway as aforementioned, which is bounded to the left by a beautifully created brick wall, which continues along the side of the residence. The boundary to the lane is demarked by a laurel hedge, which gives the property an excellent degree of privacy. At the front of the property there is a lawned garden together with a central island, a circular patio/entertaining area, further beds, a rockery and raised border in stone and a further rockery area. Across the front of the property there is a wide paving stone pathway. To the side of the residence, there is a continuation of the paving stone pathway which leads past the back door and to the rear of the property which is laid to a patio with border of mature shrubs and bushes, an expanse of lawn with magnolia tree centrally located, a further deep bed and to the far end of the garden there is a area screen behind a fence with two raised vegetable plots.



Penmar, Priory Lane, Stretton Sugwas, Herefordshire, HR4 7AR



COUNCIL TAX BAND F

Payable to Herefordshire Council.

BROADBAND & MOBILE PHONE COVERAGE:

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

SERVICES

It is understood that mains electricity and water services are connected to the property. Drainage is to a private system. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

DIRECTIONAL NOTE

From central Hereford proceed in a westerly direction along Eign Street and continue for the length of Whitecross Road. At the roundabout take the second exit into Kings Acre Road and continue for about a mile and turn right signposted Credenhill. Continue to and pass over the roundabout again continuing towards Credenhill and then take the right hand turning signposted The Priory. Continue past The Priory and Penmar will be identified through the stone pillars on the left hand side.

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

08 October 2026

ID42151

Penmar, Priory Lane, Stretton Sugwas, Herefordshire, HR4 7AR

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

FLOOR PLAN

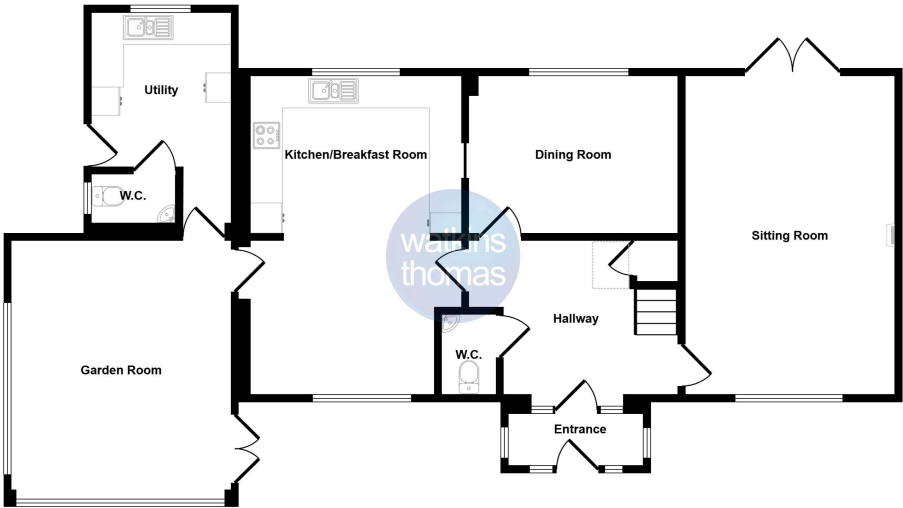
This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



First Floor
Approx 72 sq m / 771 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Ground Floor
Approx 109 sq m / 1176 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

WATKINS THOMAS LTD registered in Cardiff, No: 8037310. These particulars are used on the strict understanding that all negotiations are conducted through WATKINS THOMAS LTD. MISREPRESENTATION ACT - 1967 WATKINS THOMAS LTD, for itself and for the Vendors of this property whose agent it is give notice that: 1. These particulars do not constitute, nor constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of WATKINS THOMAS LTD or the Vendor. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give, and neither WATKINS THOMAS LTD nor any person in its employment has authority to make or give any representation or warranty whatever in relation to this property.