



THREE ELMS ROAD, WHITECROSS, HEREFORD, HR4 0RN

A substantial and recently modernised 6 double bedroom detached Edwardian family home, with OUT-LINE PLANNING PERMISSION GRANTED for a detached house in the rear of the garden.

This versatile family home is to regulation standard to run a 6 bedroom 'house of high multiple occupancy' business - all new fire alarm systems and new fire doors have been fitted, bringing the house inline with regulation for a 6 bedroom HMO house. There is scope for a 8 Bedroom HMO status if further planning permission is obtained.

Ground Floor: Porch – Entrance Hall – Drawing Room – Dining Room – Sun Room – Open Plan Kitchen/Dining Room – Walk-in Pantry – Boot Room – Downstairs WC – Cellar

First Floor: Master Bedroom – 3 Further Double Bedrooms – Family Bathroom

Second Floor: 2 Double Bedrooms – Shower Room – Attic

Outside: Garage – Entertaining Deck – Orchard – Expansive Gardens



THE PROPERTY

With elegant proportions throughout and retaining many period features, set in expansive gardens in the popular Three Elms, Hereford.

Built in 1908 for the noted Hereford shoemaker George Cope, this imposing and elegant property has undergone a programme of modernisation over the last 3 years.

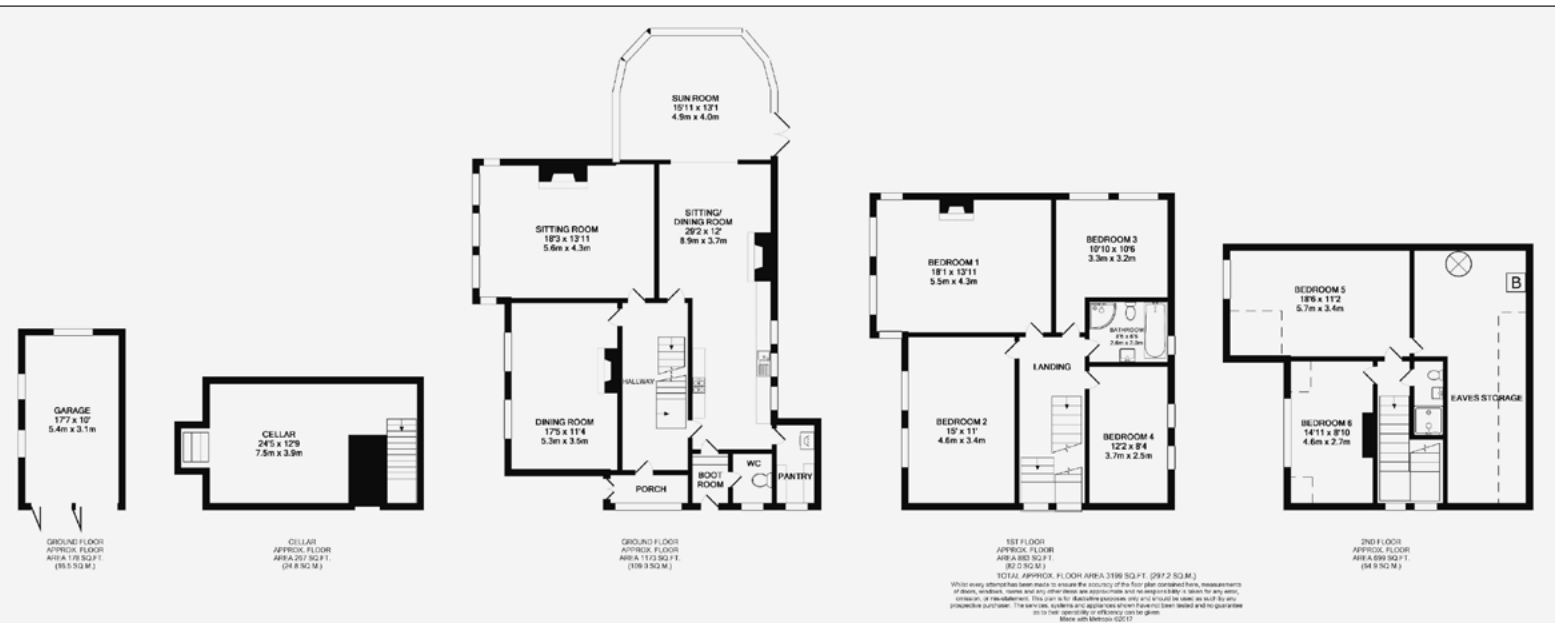
Covering the practicalities of installing a new central heating system, re-glazing the spacious Sun Room, opening up rooms to provide a modern, family-satisfying Kitchen/Diner, even stripping back decades of paint to discover the beauty of the Art Nouveau motifs on the original mantelpieces.

Charlton is prominently located on Three Elms Road, an area of elegant period properties and mature trees.

It benefits from being easy walking distance to open green spaces and the numerous amenities of Whitecross including shops, newsagents, convenience stores, popular family butchers and of course nearer still is Whitecross Academy – High School and Specialist Sports College.

Further to this, outline planning has been granted on the rear half of the garden for a detached house, with separate access to Three Elms Rd from the left of the house. Please contact a member of staff for further details.





Porch – New double doors with etched half-glazing open into the original Porch retaining its frosted glazed side wall and black and white checkerboard tile flooring.

Entrance Hall – Passing beneath the dramatic stone lintel of the doorway and into the Entrance Hall with its delightful original tile flooring speaks to the quality of the original construction that was lavished on this imposing family home.

Drawing Room – The spacious proportions of this lovely room are flooded with light from the expansive bay of 5 original sash windows. While the carpeted room is made welcoming by the working open fireplace with original black slate mantelpiece with its subtle and appealing Art Nouveau motif.

Dining Room – The formal Dining Room also boasts an original and working open fireplace with matching black slate mantelpiece with yellow tiled display niches to either side of the fire. Twin original sash windows overlook the front garden with small lawn and newly planted beech hedge. With honey-toned engineered wood flooring, this bright and malleable room would also offer an excellent Study.

Sun Room – The exceptionally spacious Sun Room is encircled by gardens with views to both the front garden of mature tree and mixed shrub planting and into the extensive rear gardens. It floods daylong the adjoining open plan Kitchen/Dining Room with light and offers a dynamic Family Room and play

area while double French doors open out onto the raised Entertaining Deck, a sunny and private spot for Outdoor Dining.

Kitchen/Dining Room – With engineered wood flooring flowing harmoniously throughout this inviting hub of family life, there is ample space for family dining made invitingly cosy by the Jotul wood burner set within the arched fireplace with black tile hearth. To the far end the Kitchen is fully fitted in Shaker units and warmed by laminated wood countertops, integrated are dishwasher, oven with gas hob and space for a fridge/freezer. Beneath a run of three windows, with metal frame double glazing, sits the ceramic Villeroy & Boch sink and a half with integral drainer and waste disposal.

Walk-in Pantry – Off the Kitchen lies the original Larder with red tile flooring and glazed window, a cool room with fitted shelving ideal for food storage or with power outlets and plumbing ideal for washing machine and storage of general household necessities.

Boot Room – With an External Door to the courtyard beyond the gates of the driveway, the Boot Room offers an ideal spot for peeling off coats and muddy boots. To the side lies the Downstairs WC.

Cellar – Opposite the Pantry a door leads down into the Cellar with original coal chute and offering an expanse of well-ventilated dry storage.



Master Bedroom – The spacious and carpeted Master also benefits from light flooding in from the 4 window bay, all fitted with blinds. The Bedroom also retains a large, original fireplace with green tiling and white painted mantel.

3 Further Double Bedrooms – The other 3 Bedrooms on this floor are all carpeted, Bedroom 2 enjoys original twin sash windows with views to the front garden and retains an original fireplace. Bedroom 3 also has twin original sash windows and views over the side garden while Bedroom 4 has twin windows with PVC frame double glazing and views over the lovely rear gardens.

Family Bathroom – Featuring a full bath, separate shower cubicle, WC, chrome heated towel rail and basin mounted in wooden unit with both drawer and cupboard, the Bathroom is completed with vinyl flooring.

Second Floor Double Bedroom – The carpeted Bedroom 6 enjoys a triple run of original double casement windows with blinds and lovely rooftop views across neighbouring period properties and mature trees.

Double Bedroom 5 – The final room offers a teenager's dream, with space for not only bedroom furniture but desk and lounging area ideal for TV, music or games beneath the pitched roof with new wood-framed double glazed safety windows.

Shower Room – Completed with shower cubicle, WC and wall-mounted basin.

Attic – A new door from Bedroom 5 opens into the Attic, housing the new combi-boiler and hot water tanks and providing L-shaped boarded roof storage with easy access and no teetering on ladders.





OUTSIDE

The side Driveway providing ample parking leads to high solid wooden gates creating a small courtyard with outside tap and space for bins before the Garage. The Detached Garage has both light and power and offers storage and space for tumble dryer and chest freezer. The extensive, fenced and private South West facing rear gardens have raised entertaining deck, wide swathe of lawn to a new and richly planted floral border and charmingly a hundred years old apple tree named Guinevere encircled by a tree seat. Beyond lies a lavender-edged gravel path leading to 2 new deep raised beds and the productive end of the garden, with old Orchard of 3 further eating apples, cherry, pear, plum and wire trellis of blackberries.







DIRECTIONS

From Hereford take the A438 towards Brecon along Whitecross Road. At the Whitecross roundabout take the third exit onto Three Elms Road. The property is to be found on the left shortly after Moor Park Road, marked with a Glasshouse 'For Sale' board.

PRACTICALITIES

Herefordshire Council Tax Band 'F'

Gas Central Heating and Partial Double Glazing

All Mains Services

Broadband or Fibre Available

These sales particulars are a guide only. GlassHouse Estates And Properties advises all purchasers that we do not check the services or appliances. Floor plans and maps and photographs and words are for illustrative purposes only. GlassHouse Estates and Properties give notice for themselves and for the property owners: the information contained herein is produced in good faith and does not constitute any part of a contract and that no person in the employment of, and no person acting as an agent for GlassHouse Estates And Properties has any authority to make any representation of warranty of any part of this property.

TEL: 01432 483404 WEB: www.glasshouseproperties.com EMAIL: info@glasshouseproperties.com