



Hafod Road, Hereford

Guide Price £775,000

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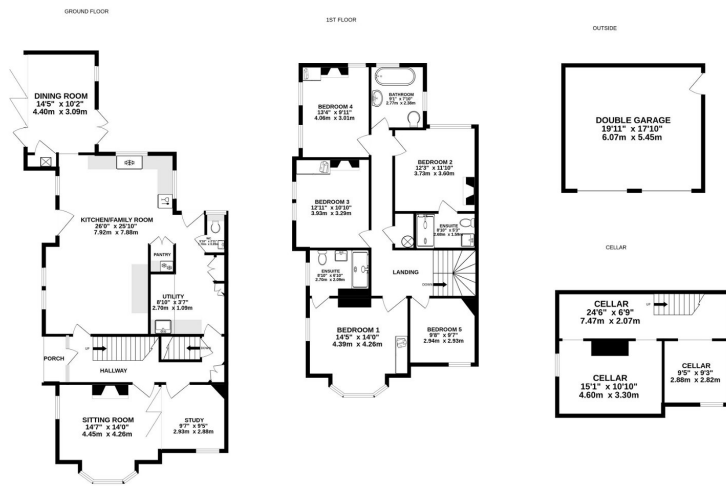


An Utterly Stunning Victorian 5 Double Bedroom Attached Family Home, offering captivating combination of malleable modern living spaces with preserved period character, amid lovely landscaped gardens, all set in the most desirable tree-lined Conservation Area of the City.

The wealth and elegant proportions of the period character throughout enhance the wonderfully malleable modern family living spaces; from open plan Family Room to flexibly combined Study and Sitting Room. With love and utter respect for the character of the 1870's property an immense 10 month renovation has been undertaken; addressing everything from the roof to new pipework and plumbing. The house has been rewired, replastered, with stained glass and floor tiling restored, and the installation of new period-style efficient radiators and the replacement of all windows with original style wood frame, cord-weighted sash double glazing. While the extensive Cellar rooms offer exciting conversion potential for Gym, Home Office, Studio, Craft/Workroom, Cinema or Games Room.

Enjoying an excellent location within the most desirable of the city's tree-lined Conservation areas, the house is convenient to both the County and Nuffield Hospitals, railway station and the Hereford Sixth Form and Colleges. It is only a mile to the very centre of the city and the independent Cathedral School or a short stroll to local shop and pub. It also benefits from the many amenities of neighbouring Tupsley offering Ofsted "Outstanding" and "Good" primary schools, GP surgery and pharmacy, butcher and post office. For leisure, the Courtyard gate opens to a traffic free lane leading up towards the Quarry with its large children's playground, Scout HQ, dog park and open parkland home to numerous football leagues.





TOTAL FLOOR AREA: 2893 sq.ft. (268.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- 5 Double Bedrooms; 2 Ensuites
- Recently Built Detached Double Garage
- No Onward Chain
- Beautiful Landscaped Gardens
- Highly Desirable Location
- Stylish Tasteful Decor Throughout
- Ample Parking
- High Standard Finish

