



PALACE YARD, HEREFORD, HR4 9BJ

A Grand Imposing C18 Grade II Listed 3 Double Bedroom Family Home, set across four storeys at the edges of Hereford Cathedral grounds in the City Centre.

Entrance Hall – Kitchen/Dining Room – Family Room – Downstairs WC – Side Passage – Sitting Room – 2 Double Bedrooms With Ensuites – 3rd Double Bedroom – Landing With WC – Storage – Barrel Vaulted Cellar – Utility Room
Private Courtyard Garden

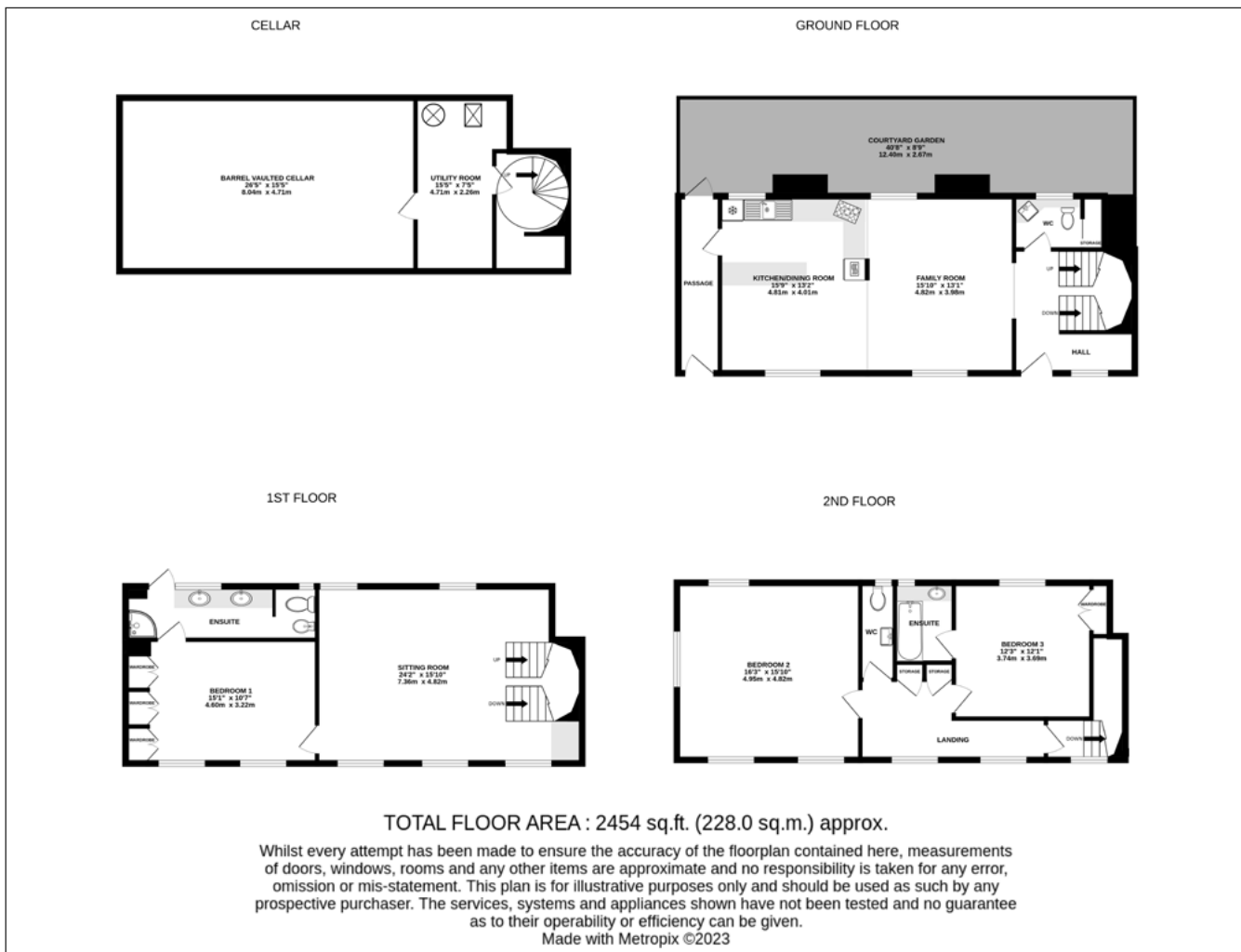


THE PROPERTY

Many original details of this historic property have been lovingly retained, whilst updating works have been carried out throughout the years to create a characterful yet spacious family home at the heart of the City. Hereford's iconic Cathedral looms across the front aspect and is viewable from several points in the home from large windows that take full advantage. A stunning solid wood spiral staircase connects all four floors together harmoniously, including

the original barrel vaulted cellar. Hereford Cathedral has existed on the site of the present building since the 8th century or earlier and is Grade I listed. Substantial parts of the building date from both the Norman and the Gothic periods. The property enjoys doorstep access to the wide range of amenities Hereford has offer, including recently built shopping village with multiplex cinema, award-winning independent food eateries and more.





Entrance Hall – Stepping into the property, the entrance hall is fitted in tile flooring which runs throughout the downstairs. Solid wood spiral staircase provides access to both the first floor and cellar, which includes a dedicated utility room and barrel vaulted cellar. Directly ahead is a downstairs WC, with an opening on the left into the family room and kitchen/diner beyond.

Family Room & Kitchen/Dining Room – Finished beautifully in tasteful décor, this open plan space enjoys natural light from dual aspects, with high ceilings providing a grandiose feel. Reception room with wall downlighting gives way through an opening to the kitchen/diner, which includes a fully equipped kitchen with solid wood countertops, stainless-steel sink with double drainer, gas hob and oven, with space for a dishwasher and fridge/freezer. There is door access into the side passage, which has both secure street access and further door into the private yet sizeable courtyard garden.



First Floor Sitting Room – Generously spacious and fully carpeted main reception room, with chandelier lighting. Three large sash windows flood the space with light and frame the Cathedral as a stunning backdrop.

Bedroom 1 with Ensuite – Capacious executive main bedroom with built-in triple wardrobes, chandelier lighting, fitted carpets and ensuite, including glazed corner shower, 'his & hers' sinks with chrome taps, WC, bidet and concealed emergency exit door.

2nd Floor Landing – The bright & airy second floor landing enjoys elevated views of the Cathedral from three sash windows and includes dual storage closets, WC with basin and exposed beams.

Bedroom 2 With Ensuite – Further second floor double bedroom with ensuite bathroom, which includes a bath, basin and white wall tiles.

Bedroom 3 – The final bedroom is impressive in size, again with dual sash windows towards the Cathedral but also with a raised triple window and vaulted ceiling.





Cellar – At the very foot of the spiral stairs lies the Cellar, comprising of two main rooms. The first is a large utility with plumbing for a washing machine, housing the water tank and boiler. A door beyond opens into a truly unique feature of the house; the barrel vaulted cellar, which is extensive at 8 metres in length.

Courtyard Garden – A side passage from the kitchen provides access to the courtyard garden, a private space ideal for potted plants and al fresco dining.







PRACTICALITIES

Herefordshire Council Tax Band 'E'

Gas Central Heating

Double Glazed Throughout

All Mains Services

Superfast Fibre Available

DIRECTIONS

From Hereford City Centre, head west on the ring road (A438) and turn left into Widemarsh Street by the Cosy Club. Follow the road through High Town and onto Broad Street. At the end of the road before the bend with the Cathedral on your left, head straight over onto Palace Yard, where the property can be found on the right-hand side. What3Words: ///fine.salads.hotel

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