



MEYRICK STREET, WHITECROSS, HEREFORD, HR4 0DY

A Gorgeous and Imposing Victorian Detached 6 Double Bedroom Family Home, lovingly balancing a wealth of period features with enviable spaces for the practicalities of modern family life set across 4 floors, all quietly nestled in popular Whitecross.

Ground Floor: Rain Porch – Entrance Hall – Drawing Room – Dining Room
Family Room – Conservatory – Open Plan Kitchen/Breakfast Room – Utility
Room – Downstairs Wet Room – First Floor: Double Bedroom with Ensuite
Bathroom – 4 Further Double Bedrooms – Family Bathroom – Second Floor:
Double Bedroom – Attic Room Storage – Basement: Converted Cellars
Gym – Home Office – Hobby/Sewing Room – Garden & Grounds: Driveway
with Parking for numerous vehicles – Garden Cabin/Outbuilding – Side Shed
Hot Tub – Dining Gazebo – Fish Pond – Stone Set Paved Courtyard Patio



THE PROPERTY

The stunning wisteria-clad Meyrick House delightfully retains its classic 1870's Victorian grandeur and elegant proportions from bay windows to garland festooned cornices. Alongside luxurious rooms brimming with characterful original features are newly created spaces to satisfy modern demands for more informal dining, entertaining and relaxing; with the converted Cellars further offering Gym, Home Office and highly malleable Hobby/Sewing Room. While in the rear 'Secret Garden' lies a timber Cabin offering a separated Home Office, Yoga studio or teenage hang out space.

Enjoying an excellent location on a quiet street, the property is set away from the bustle of the main Whitecross thoroughfare whilst still being only a short stroll from its many amenities including; 2 supermarkets, Tesco's Express, newsagents, renown family butcher with Deli and café. It also benefits from traffic-free walking/cycling routes to both Ofsted "Good" Trinity Primary and Whitecross High School and Specialist Sports College. While for leisure, the Squash and Tennis Club lies close at hand with the city centre itself only a 15 mins walk.





Rain Porch – Angled to the house and with classic decorative floor tiling, the Porch flanked by open stone pillars provides a suitably grand entrance.

Entrance Hall – Beyond the original Front Door with fanlight above, the Entrance Hall with modern grey laminate wood flooring is marked by some of the period details present throughout with deep wainscoting, intricate dado rail, cornice with grape and pear detail.

Drawing Room – The luxuriously expansive and carpeted Drawing Room delights in a bay window featuring the modern double glazing present throughout the house. Painted to catch the eye the ceiling cornice features a garland of hops in a nod to Herefordshire’s agricultural heritage.

Dining Room – The lovely, carpeted formal Dining Room enjoys dual aspect with picture rail and deep wainscoting period details. It features a period-style fireplace with decorative carved wooden mantelpiece.

Family Room – Offering a more intimate and informal space for relaxing, the carpeted Family Room features an open working fireplace with richly-hued gold and black floral tile side panels

and an elegant black mantelpiece with gold etched detail.

Conservatory – The half wall Conservatory with fitted side blinds, tinted polycarbonate roof and laminate wood flooring provides a more informal dining and entertaining space.

Open Plan Kitchen/Breakfast Room – The Breakfast Room as the Kitchen is fully fitted with high gloss white units warmly contrasted by solid wood butcher block countertops. Occupying the upper level it features dedicated zone for breakfast preparations beside the central island providing storage and breakfast bar seating. There is a full height Pantry Cupboard with internal pull-out wire racking storage while the wall units have an additional run of storage cupboards above to take advantage of the room’s Victorian ceiling height.

Utility Room – The Utility has a fitted stainless-steel sink with integral drainer and ample space for multiple washers and dryers. It is also home to the twin Worcester combi boilers. Built-in with sliding doors is a full height double cupboard with smaller cupboard storage above all offering copious storage for household necessities before the External Door opens into the rear gardens.



Downstairs Wet Room – The Wet Room features Monsoon-head open shower, wall-mounted WC and vanity storage unit with integral basin. It is completed with chrome heated towel rail.

Bedroom 1 – The Main Bedroom is a lovely carpeted Double delighting in bay window fringed with mature wisteria to the outside and wild convolvulus morning glory to the cornice inside. The room retains its grey vein white marble mantelpiece surrounding a black insert and is fully fitted with bedroom storage comprising 5 double wardrobes with cupboards above, single cupboard and fitted chest of drawers with matching bedside lockers.

Bedroom 2 – The carpeted Double Bedroom benefits from a fitted corner run of storage with triple wardrobe, fitted double chest of drawers and matching bedside lockers. An archway opens into the fully tiled Ensuite Bathroom with Jacuzzi corner bath, walk-in shower with both regular and Rainhead showers and fitted storage with integrated WC and basin. It is completed with chrome heated towel rail.

Bedroom 3 & 4 – Both rooms are carpeted Doubles with fireplaces and fitted bedroom storage including wardrobes, chest of drawers and bedside lockers.

Bedroom 5 – The smallest of the bedrooms is

also a carpeted Double fitted with bed-flanking double wardrobes, chests of drawers, dressing table /desk and charming window seat.

Family Bathroom – The fully tiled Bathroom features full Jacuzzi bath with central mixer tap and shower attachment, fitted storage with integrated WC and basin, completed with chrome heated towel rail.

Bedroom 6 – On the second floor the Double Bedroom offers a teenage dream retreat with carpeted and pitched roof double bedroom to one side. While to the other is fitted storage with double wardrobe, 2 cupboards flanking a triple set of drawer stacks with a desk ending the run, both lit by Velux with integral blinds. The open central area with wood-effect vinyl flooring is ideal for relaxing. While the small door opens into a highly useful storage area.

Converted Cellars – The basement level with underfloor heating throughout offers highly malleable space across 2 rooms and an open area. Currently the smaller room is utilised as a Home Gym with mirrored wall while the larger room is dedicated to a Sewing Room with fitted storage units and an expansive central work table supported by twin storage units. While the open area offers Home Office with an ample file storage zone.





OUTSIDE

The rear garden enjoys complete privacy and has been immaculately maintained, with a large patio across the width of the house perfect for al fresco dining. The remainder is laid to lawn, with a raised vegetable bed and winding gravel path through the centre, leading to a large toolshed. A side gate accesses the front driveway, providing parking for 2 vehicles.







PRACTICALITIES

Herefordshire Council Tax Band 'D'
Gas Central Heating
Double Glazed Throughout
All Mains Services
Fibre Broadband Available

DIRECTIONS

From Hereford City, head east on the Worcester Road (A4103) and proceed for 3 miles. Take the 2nd left turn signposted for Withington, followed by the first right into St. Peters Field. Continue straight to the end of the road and turn left, where the property can be found on the left-hand side. What3Words: ///flattery.chap.ballooned

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