



**11 Meyrick Street, Hereford HR4 0DY**

**Stooke  
Hill and  
Walshe**  
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## 11 Meyrick Street, Hereford HR4 0DY

An impressive, Victorian, detached house, comprising 6 double bedrooms, 4 reception rooms, 3 bathrooms, on 4 floors, kitchen/breakfast room, utility, conservatory, attic rooms, basement rooms, gas central heating and underfloor heating to cellar, off road parking and delightful private gardens.

# £729,500



### Situation and Description

This Victorian, detached house offering a wealth of period original features and having some enviable imposing space across 4 floors, comprises; gas fired central heating throughout and underfloor heating to the basement, 6 double bedrooms, 3 bathrooms, attic rooms, basement rooms ideal for a home office and gym, private manicured gardens to the rear and the front aspect of the property there is off road parking for numerous vehicles and the front aspect is swathed with timeless stunning wisteria on the front of the property.

The property is set away from the bustle of busy traffic on a quiet street, but is only a short walk from a selection of amenities to include supermarkets, one stop shops, butchers, schools, Whitecross tennis, squash and paddle courts are a very nearby and the main City itself is walkable for those who enjoy walking or there are bus routes for those who do not wish to drive.

### GROUND FLOOR

#### Large Canopy Porch

Period front door to:

#### Spacious Reception Hall

With ornate coving.  
Strip pine door to:

#### Front Living Room

4.57m x 7.47m (15' 0" x 24' 6") into bay.  
Feature fireplace with open grate, ornate coving and central ceiling rose, radiators, picture rail, large bay window with pleasant outlook onto Meyrick Street.

#### Dining Room

3.95m x 4.55m (13' 0" x 14' 11")  
With feature coving and central ceiling rose, period fireplace with ornate surround, picture rail, and wall light points.  
Personal door gives personal access to:

#### Large Kitchen/Breakfast Room

4.00m x 7.40m (13' 1" x 24' 3") Being on two levels.  
Upper level:  
With hardwood working surfaces and full range of cream coloured cupboards and drawers below, period fireplace, wealth of eye level storage including glass fronted display cabinets, storage above, pantry unit with pull out shelving and lower level with matching units, integrated dishwasher, 1.5 bowl sink with mixer tap, built-in fridge/freezer, large recessed fireplace housing the 5 burner gas hob with 2 ovens below, inset ceiling display lighting, coving, double glazed windows, chrome style radiator/towel rail, and ceramic floor.  
Door to:

### Utility Area

2.70m x 2.73m (8' 10" x 8' 11")  
With space and plumbing for both washing machine and tumble dryer, single drainer sink unit with cupboards below and further plumbing to the side, large storage unit with sliding doors, two mounted Worcester central heating boilers with one serving the ground floor heating and the all the hot water throughout the property and the other serves the heating to first, second floor and underfloor heating to the cellar, radiator and part glazed door giving direct access to the outside.  
Directly approached off the main reception area leads to:

### Inner Hallway

Door leads down to:

### BASEMENT

#### Converted Cellars

Having been converted some years before, with underfloor heating, and a wealth of inset ceiling downlighters  
Access is from area 1. 2.0m x 7.71m (6' 7" x 25' 4")  
This in turn gives access to:  
Room 1: 4.33m x 3.63m (14' 2" x 11' 11")  
This has been used as a work from home room and still could provide a work from home office suite and comprises skylights on either side providing natural light, inset ceiling downlighters, and fitted wall and floor storage cupboards.  
Room 2: 2.86m x 3.66m (9' 5" x 12' 0")  
Currently used as a gym with natural light being provided by skylights to the side and having floor to ceiling mirrors to one side.

From the inner hallway on the ground floor a door leads to:

#### Ground Floor Shower/Wet Room

With raindrop shower head, low enclosed WC, vanity wash hand basin, fully tiled walls and flooring, chrome ladder style radiator/towel rail, inset and ceiling downlighters.

#### Conservatory

4.93m x 7.0m (16' 2" x 23' 0")  
Of double glazed construction, making an ideal all round room, double french style doors leading directly off the snug room.

#### Snug/Reception Room 3

5.0m x 3.97m (16' 5" x 13' 0")  
With period fireplace with open grate, and a most attractive inset tiled surround, picture rail, coving, and radiator.  
An impressive half twist staircase leads to:

### FIRST FLOOR

#### Landing

The average ceiling heights to the first floor are 3m 65  
With feature central two ceiling roses, with ornate coving and panelling.  
Leading to:

#### Half Landing

Door to:

#### Bedroom 1

3.90m x 3.85m (12' 10" x 12' 8")  
With radiator, power points, fitted bedroom furniture, comprising large wardrobe unit with hanging rail, and dressing table type storage cupboard with drawers to the side.  
Archway to:

#### En-Suite Bathroom

With corner whirlpool bath, large walk-in shower with raindrop, shower head, glazed screen, fully tiled surround, low flush WC, vanity wash hand basin with large mirror over, and storage to the side, and fully tiled walls.  
Three steps lead up to:

#### Main Landing Area

With radiator, and double glazed window with outlook to the front.  
Door to:

#### Master Bedroom

4.55m x 4.47m (14' 11" x 14' 8") into bay.  
With period fireplace and marble surround, feature coving and central ceiling rose, wealth of fitted bedroom furniture, comprising his and hers wardrobe units, hanging rail and shelving, and large bay window with outlook onto Meyrick Street and towards Hereford City,

#### Bedroom 3

4.01m x 4.58m (13' 2" x 15' 0")  
With his and hers fitted wardrobe units and matching gentleman's linen chest below, period fireplace, radiator, coving and window to front.

#### Bedroom 4

3.86m x 4.80m (12' 8" x 15' 9")  
With his and hers fitted wardrobe units, central ceiling rose and coving, large panelled radiator, and window with outlook to the rear.



#### Open Plan Suite

This would make an ideal teenagers studio suite, with an open plan living/bedroom area. Living Area: 4.83m x 4.0m (15' 10" x 13' 1")  
 Having fitted study desks with drawers and cupboards, feature domed skylight, wood effect flooring, radiator, eaves storage plus wardrobe with hanging rail.  
 Off this area leads to:

#### Bedroom 6

2.83m x 3.28m (9' 3" x 10' 9")  
 With skylight and power points.

#### OUTSIDE

The property is approached from Meyrick Street, onto a large bricked driveway providing ample carparking for numerous vehicles and from here there are wrought iron gates with continued herringbone brick which leads down the side of the property where there is space for storage which in turn gives direct access to the rear garden. From the front the property is attractively bordered from Meyrick Street and then adjoining properties by attractive red brick walling and the access is headed off by brick pillars. The rear garden has been beautifully landscaped providing some ideal seating areas and some hidden tucked away gardens and leading directly off the property and the conservatory there is a paved patio/sun terrace area, archway, which is well stocked either side and from here leads down to a timber decking area providing space for further entertaining with a seating area to one corner and this area is of low maintenance with a gravelled surround and ornamental trees dispersed. To one side there is a gazebo and a decked area and in all there is a good amount of privacy, this in turn as you proceed down the garden having a further gravelled hardstanding area providing pathways, ornamental pond to one side and this in turn gives access to the large timber workshop.

#### Large Timber Workshop

5.85m x 4.0m (19' 2" x 13' 1")  
 Having wood effect flooring, power, light, inset ceiling downlighters, large double doors to providing access for larger items giving a further work from home space is so required.

#### Directions

From Hereford City proceed west onto A438 Whitecross Road and after approximately 0.7 miles turn right onto Meyrick Street and the property can be found on the left hand side as indicated by the Agents For Sale board. For those who use 'What3words' [///stress.outfit.bride](https://www.what3words.com/)

#### Services

All mains services are connected to the property

#### Tenure

Freehold



#### Bedroom 5

3.45m x 3.97m (11' 4" x 13' 0")  
 With a range of fitted bedroom furniture comprising his and hers fitted wardrobes and storage chests, period fireplace, picture rail and coving and radiator.  
 Further feature staircase leads to:

#### Family Bathroom

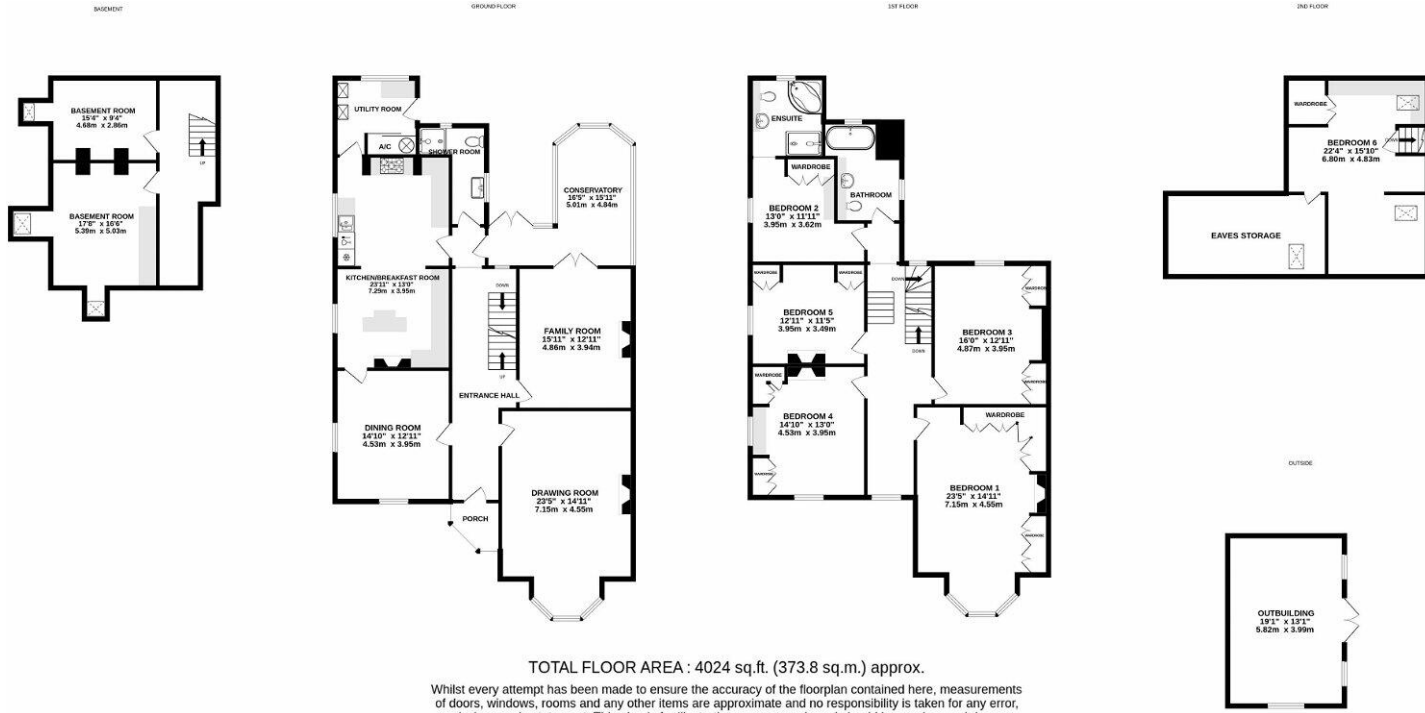
With whirlpool bath, enclosed low flush WC with vanity unit to the side and mirror over with inset downlighters, fully tiled walls, extractor fan, and chrome style radiator/towel rail.

#### SECOND FLOOR

#### Half Landing

With access onto the second floor:





TOTAL FLOOR AREA : 4024 sq.ft. (373.8 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	66
(39-54)	E	44
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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