



15 Hafod Road

Hereford
HR1 1SG





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A highly impressive "Arts and Crafts" 7 double bedroom family home, offering captivating combination of malleable modern living spaces with preserved period character, amid lovely landscaped gardens, all set in a most desirable tree-lined Conservation Area of the city.

An elegant and beautifully restored period residence (approximately 3,850 sq feet including cellars) with 7 double bedrooms, 4 reception rooms, a handmade kitchen, excellent parking, a garage/studio and large landscaped gardens. Situated in a conservation area in one of Hereford city's most sought after locations, within easy reach of the city centre (1 mile). The house is convenient for both the County and Nuffield Hospitals, railway station and the Hereford Sixth Form and Colleges. Close to an independent Cathedral School and a short stroll to local shops 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.

Constructed at the turn of the 20th century to an "Arts and Crafts" design, it is just one of six properties known as Bankside (No 4). With love and respect for the character of the 1900's property, an immense and sympathetic renovation has been undertaken to an exacting standard with particular attention being paid to the restoration of period features, of which there are many; including the splendid terrazzo flooring to the entrance/reception halls, fireplaces and leaded glass windows. Where necessary the house has been rewired, replumbed and replastered, with the installation of new period-style efficient radiators. The large kitchen has been rebuilt and extended with bespoke, handmade solid wood units, a large island station, and additional electric underfloor heating.

The property benefits from ample off-road parking, a garage/studio and large, well-stocked and private gardens with extensive patios and views of the Cathedral, city and Brecon Beacons.

Wide canopied entrance porch with original tiling, door to the

Entrance Hall

Matwell, original terrazzo flooring and door to the inner hall.

Music Room

With open fireplace and period surround, radiator, windows to the front, pure wool carpet.

Reception Hall

With original terrazzo flooring, feature archway, radiator.

Drawing Room

With open fireplace and period surround, exposed floorboards, bay window, 2 period style radiators.

Morning Room

With open fireplace and period surround, radiator, pure wool carpets, French doors to the rear patio.

Utility Area

With storage cupboards, solid oak work top, space and plumbing for a washing machine, window to rear.

Bathroom

Bath with mixer tap and shower attachment, wash handbasin, WC, ladder style radiator, extractor fan.

Kitchen/Breakfast Room

Fitted with a range of bespoke, solid wood, handmade units with Simstone work surfaces, integrated enamelled sink with mixer tap, integrated dishwasher, fridge and freezer under the large central island, limestone flooring with electric underfloor heating, period style radiator, open fireplace with period surround, window to the side and large double glazed bay window with French doors leading to the rear garden.

There is also a dual fuel Aga with electric oven and gas hob with extractor hood and light over.

Dining Room

With fireplace, original storage cupboard, radiator, windows to side and front, original servants bell box, door to the

Side entrance hall

With original terrazzo flooring, original servant's doorbell, internal leaded glass door, door to cellars and external door to the

Side entrance porch

With original tiled flooring and canopy roof.

Cellars

Three full head height cellar rooms with an external window, lighting, power, electric fuse boards and utility meters etc.

A staircase, with Roger Oates stair runner, leads from the reception hall to a half landing with stained glass windows and continues to the

First Floor Landing

With feature archways, period style radiator, pure wool carpets and large walk in storage cupboard (which could provide an ensuite facility to either bedroom 1 or 3).

Bedroom 1

With original fireplace, exposed floorboards, period style radiator, windows to the front.

Bedroom 2

With period fireplace, radiator, pure wool carpets and windows to front.

Bedroom 3 (currently used as a library/study)

With original fireplace, radiator, pure wool carpets and window to the rear.

Bedroom 4

With original fireplace, radiator, pure wool carpets and windows to the side.

Bathroom

With a claw foot rolltop bath and Burlington pedestal wash handbasin, tiled shower cubicle with mains fitment, Karndean flooring, radiator with heated towel rail, airing cupboard with hot water cylinder, extractor fan and window to the rear.

Separate WC

With original tiled floor, Burlington WC and pedestal wash handbasin, window and period style radiator.

The staircase continues with a Roger Oates runner from the first-floor landing to a half landing with stained glass windows and then on up to the

Second Floor Landing

Period style radiator, pure wool carpets.

Bedroom 5/Snug Room

A particularly spacious and versatile room with built in bookcases and eaves storage cupboards, exposed floorboards, 2 radiators, downlighters, Velux windows to the rear and window to the front with views of the Cathedral, city and Brecon Beacons.

Bedroom 6

Exposed floorboards, original fireplace, 2 radiators, window to the front with views of the Cathedral, city and Brecon Beacons.

Inner Landing

With storage cupboard and pure wool carpets.

Bedroom 7

Period fireplace, exposed floorboards, period style radiator, window to the side.

Shower Room

With a large shower cubicle with tiled surround, mains fitment, Imperial pedestal handbasin and high cistern WC, ladder style radiator, Karndean flooring, extractor and Velux roof window.

Outside

The property is approached through stone pillars onto a large tarmacadam parking and turning area with cobble stone edging, shrub borders and a large magnolia tree. Lighting, external power point and car recharging point. To the side there is further parking and a detached garage with double doors (currently divided to provide storage to the front and a separate pottery studio to the rear, with quarry tile flooring, windows and side entrance door).

A gate leads to the large rear garden, a beautiful feature of this property, which is enclosed by fencing to maintain privacy. There are two large patio areas which provide ideal entertaining spaces. The garden is landscaped with lawn areas and is well stocked with a range of specimen ornamental trees and shrubs, fruit trees, roses and other flowering plants. In addition, there is an outside tap, dedicated bin storage area, potting shed, separate garden shed and large pond with water features. There is secure pedestrian gate access from the rear to a public footpath leading up towards the Quarry with its large children's playground, Scout HQ, dog park and open parkland. Electricity and lighting are provided throughout the garden.

Services

Mains electricity, gas, water and drainage. Gas-fired central heating. Telephone (subject to transfer regulations).

Outgoings

Council Tax Band F £3,332.82

Water and drainage rates are payable.

Directions

From Hereford city proceed towards Ledbury on the A465 (Ledbury Road), continue past Tesco Express and at the roundabout take the third exit into Hafod Road and the property is located on the left hand side.

Viewing

Strictly by appointment through the Agents, Flint & Cook 01432 355455

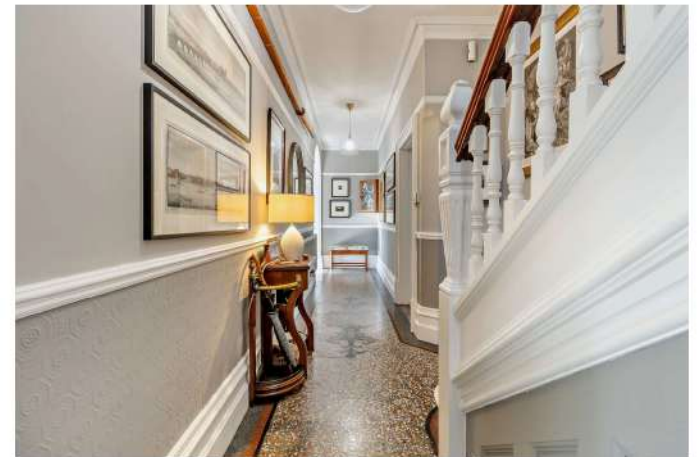
Money Laundering Regulations

Prospective purchasers are required to provide identification, address verification and proof of funds at the time of making an offer.

Opening Hours

Monday - Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 1.00 pm

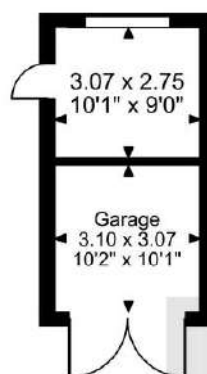
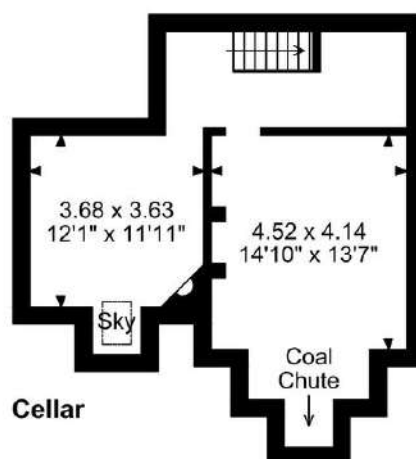
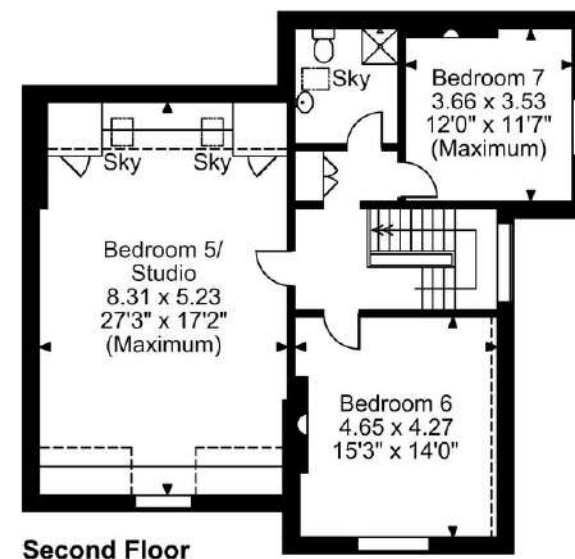
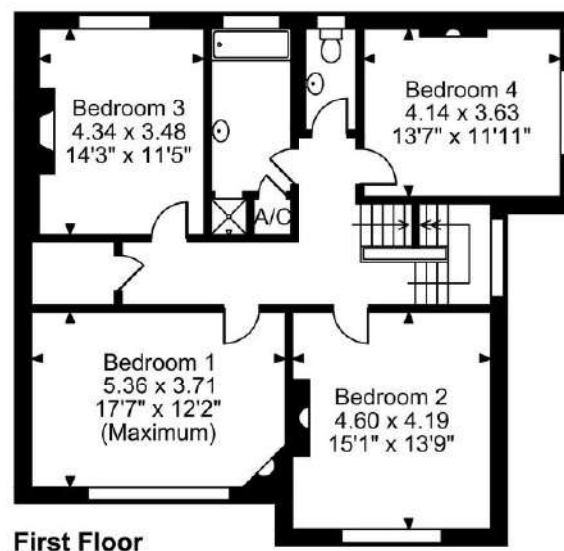
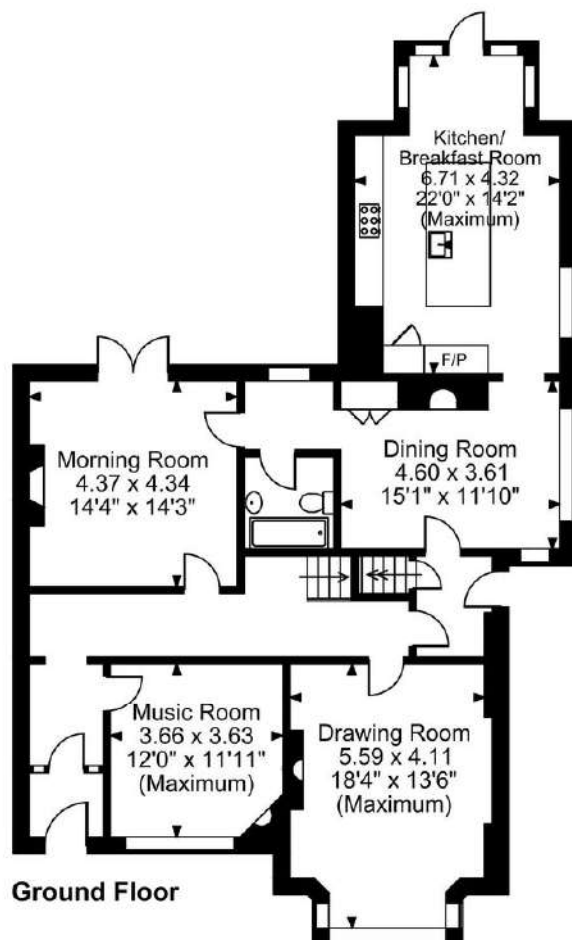
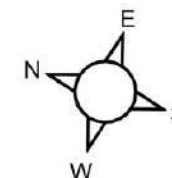
JC FC00605 April 2025







Hafod Road, Hereford
Approximate Gross Internal Area
Main House = 3953 Sq Ft/367 Sq M
Garage/External Room = 198 Sq Ft/18 Sq M
Total = 4151 Sq Ft/385 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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