



48 Broomy Hill, Hereford HR4 0LH

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A magnificent 7 bedroom, 5 reception, grade II listed property comprising gas central heating, cloakroom, 3 bathrooms, basement games room and office, 3 garages and beautiful gardens with off road parking.

£975,000



Situation and Description

A substantial grade II listed semi detached house dating back to the Victorian era and offering a spacious accommodation across three floors. The property offers a number of period original features throughout comprising cloakroom, drawing room, second reception/snug, dining room, kitchen, breakfast room, laundry room, basement with games room, reception/snug, 7 bedrooms, bathrooms, outside garages, walled gardens and ample parking.

Conveniently located just 1 mile west of the city centre the property enjoys the best of both worlds; having a range of nearby conveniences and amenities whilst standing near to open countryside, riverside and field walks. The city centre of Hereford boasts a vast array of shops, bars, restaurants and facilities.

GROUND FLOOR

Large Canopy Porch

Front door to:

Substantial Reception Hall

With strip pine flooring.

Door to:

Drawing Room

6.25m x 5.50m (20' 6" x 18' 1")

Feature fireplace with coal effect fire, picture rail, ornate coving, central ceiling rose, bay window with outlook to the side, and period radiator.

Second Reception Room/Snug

3.73m x 4.15m (12' 3" x 13' 7")

Picture rail, coving, period radiator, and window with outlook to the side.

Dining Room

5.81m x 4.52m (19' 1" x 14' 10")

A stunning room with central ceiling rose, ornate coving, picture rail, period fireplace, radiator and door to walk-in store cupboard.

Steps from the main reception hall lead to:

Inner Hallway

Cloaks cupboard.

Staircase leads down to:

Basement

A large basement area and currently having a large entranceway with wine store off with

original cold slab shelving.

Office/Reception One

4.30m x 2.97m (14' 1" x 9' 9")

Games Room

4.56m x 5.68m (15' 0" x 18' 8")

With power and light.

Boiler Room

3.71m x 4.20m (12' 2" x 13' 9")

With hatch to outside and wall mounted Worcester gas fired boiler serving domestic hot water and central heating.

Back upstairs to:

Ground Floor Cloakroom

With vanity wash hand basin, low flush WC, original quarry tiled floor, ornate radiator and window

Kitchen

4.68m x 4.45m (15' 4" x 14' 7")

With fitted double hob, double oven gas AGA stove for cooking purposes, range of units comprising single drainer sink with mixer tap over, space for dishwasher below, range of laminated working surfaces, with drawers and cupboards below, glass fronted display cabinets, further large china cupboard, vertical radiator, original quarry tiled floor, walk-in pantry unit with fitted shelving, plus further beautiful storage to the side, and door giving access to second staircase to first floor.

Door to:

Breakfast Room

2.50m x 2.95m (8' 2" x 9' 8")

Original quarry tiled floor, and windows with pleasant outlook.

Door to:

Laundry Room

2.54m x 4.72m (8' 4" x 15' 6")

Having Belfast sink, working surface to the side, space and plumbing for washing machine and tumble dryer, full range of store cupboards with shelving, working surface with drawers and cupboards below plus eye level storage over, space for fridge/freezer, ceramic tiled floor, and door to outside.

From the main reception a magnificent, stunning, half twist, period, ornate staircase leads to:

FIRST FLOOR

Landing

With large hatch to attic space, and radiator.

Door to:

Bedroom 1

4.10m x 5.50m (13' 5" x 18' 1")

Feature period fireplace with open grate, large vertical radiator, picture rail and coving.

Door to:

En-suite Bathroom

With claw and ball roll top bath and shower attachment over, pedestal wash hand basin, low flush WC, fully tiled corner shower with Mira electric shower, and vertical ladder style radiator.

Bedroom 2

4.54m x 5.82m (14' 11" x 19' 1")

Period fireplace, strip pine floor boarding, two large panelled radiators, dado rail, coving, pedestal wash hand basin, and window with pleasant outlook to side.

Family Shower Room

With large shower cubicle, low WC, period fireplace, vanity style wash hand basin with tiled, inset ceiling downlighters, and ceramic tiled floor.

From the main landing area a further staircase leads to:

Inner Hallway

With large airing cupboard, housing the lagged hot tank, fitted immersion heater and has slatted storage shelving.

Bedroom 3

5.59m x 2.82m (18' 4" x 9' 3")

With radiator, sash window with pleasant outlook to the rear garden and beyond.

From the inner hallway door leads to:

Bathroom

Panelled bath with electric shower over, shower boarding and glazed screen., low flush WC, pedestal wash hand basin, and double panelled radiator.

Bedroom 4

4.34m x 3.67m (14' 3" x 12' 0")

With period fireplace, panelled radiator, wash hand basin with hot and cold, picture rail, and window to rear.



OUTSIDE

The property is approached directly from Broomy Hill onto its own private long sweeping tarmacadamed driveway with ornate stone walling to the one boundary and conifer hedging to the other which in turn sweeps along the front of the property and then around to the side and to the rear, where there is parking for numerous vehicles plus ample handstanding for caravans, trailers or similar. Approached from the side there are steps that lead to the front door, whilst to the rear there is a selection of outside timber garages, and to the side there is a handstanding area suitable for further vehicles is so required and in turn this leads onto a large lawned garden area with a further two outside garden stores ideal for tools or machinery and the property is pleasantly bounded by part original red brick walling a timber slatted fencing. The gardens to this property form quite a delightful feature enjoying the sun for the majority of the day.

Garage 1/Workshop

4.88m x 3.90m (16' 0" x 12' 10")

Of timber construction with power, light and double doors opening to the side.

Garage 2

5.0m x 3.66m (16' 5" x 12' 0")

Of timber construction with double doors.

Garage 3

5.0m x 2.65m (16' 5" x 8' 8")

With double doors.

Directions

From Hereford City proceed west onto Barton Road, turn left onto Broomy Hill and the driveway is located on the right hand side just after the turning to Camperdown Lane, as indicated by The Agents For Sale board. For those who use 'What3words' ///visual.mash.strut

Services

All main services are connected to the property

Tenure

Freehold



Further staircase from the second landing leads to:

SECOND FLOOR

Bedroom 5

5.80m x 3.70m (19' 0" x 12' 2")

With wash hand basin, radiator, power points and skylight.

Bedroom 6

4.65m x 3.83m (15' 3" x 12' 7")

With skylight, radiator and power points.


Bedroom 7

4.52m x 4.48m (14' 10" x 14' 8")

With vanity wash hand basin, radiator, power points and sash window with outlook to rear garden.



TOTAL FLOOR AREA: 4169 sq.ft. (387.4 sq.m.) approx.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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