



# Holly Tree Guest House

19 & 21 Barton Road  
Hereford  
HR4 0AY





# Holly Tree Guest House, 19 & 21 Barton Road, Hereford HR4 0AY

**A well known and long-established Guest House, within easy reach of the city centre and River Wye, providing 13 letting rooms, a commercial kitchen, dining room, manager's/family accommodation and rear gardens.**

Holly Tree Guest House is conveniently located about 1/2 mile west of the City centre of Hereford, close to the River Wye and Cathedral. Hereford is a vibrant city and tourist destination surrounded by the Malvern Hills, Brecon Beacons and Black Mountains, and plays host to the Three Choirs Festival with its historic Cathedral and the Mappa Mundi being particularly popular attractions. The property comprises a pair of interconnected, 4-storey semi-detached houses constructed in the very late 20th Century, to a very high standard and providing approximately 4167 sq ft. The guest house has traded for several decades and is a thriving business which is being sold due to retirement.

The property is immaculately presented and has all necessary certificates with an electric smoke alarm system, emergency lighting, gas central heating and double-glazing and numerous Period features. There are 13 letting rooms (5 of which have en-suite shower rooms), staff/family accommodation to the lower ground floor as well as a dining room and semi-commercial kitchen, with rear courtyard-style gardens.

The nearest public car park is the Greyfriars Bridge, 100 yards from the property.

## **Recessed Porch**

Door to

## **Entrance Hall**

Tiled floor, door to

## **Reception Area**

Staircase to first floor, radiator, fire alarm control.

## **Bedroom 1**

Radiator, wash hand basin, bay window to front.

## **Bedroom 2**

Radiator, 2 windows to rear, **En-suite shower room** having shower cubicle with electric fitment, wash hand basin and WC, tiled walls, shaver point, window.

A door leads from the Entrance Hall to the

## **Lower Ground Floor Hall**

## **Kitchen**

Well fitted in a commercial style with base and wall mounted units, twin bowl sink unit with mixer tap and stainless steel splashback, gas-fired central heating boiler, central island station, tiled floor, further sink unit, plumbing for washing machine, built-in electric oven, 2 twin burner gas hobs with stainless steel splashbacks, ladder-style radiator, bay window to front.

## **Breakfast Room**

Exposed ceiling timbers, radiator, gas fire, window, double doors to the

## **Rear Entrance Lobby**

Store room and double doors to Canopy.

## **First Floor Landing**

Connecting door to number 19 Barton Road, window, radiator, electric fuseboard, door to Inner Landing and room 6 (also accessed through room 14).

## **Bedroom 3**

Radiator, window to rear, wardrobe, recess with store cupboard, **En-suite Shower Room** having shower cubicle with mains fitment, extractor fan, wash hand basin, WC, radiator, window.

## **Downstairs Cloakroom**

WC, wash hand basin and window.

## **Shower Room**

Shower cubicle with glass screen, mains fitment, extractor fan, wash hand basin, radiator.

Inner Landing

## **Bedroom 4**

Wash hand basin, radiator, window to front.

## **Bedroom 5**

Wash hand basin, radiator, window to front.

A staircase leads from the first floor landing to the

## **Second Floor Landing**

Hatch to roof space and Inner Landing.

## **Bedroom 6**

Radiator, built-in storage cupboard, window to front, **En-suite shower room** having tiled shower cubicle with electric fitment and glass screen, wash hand basin, WC, radiator, extractor fan.

## **Rear Landing**

With access to

## **Bedroom 7**

Access to eaves, radiator, storage cupboard, recess with wash hand basin, window to rear with lovely outlook over the River Wye Meadows with Aconbury and Dinedor hills beyond.

## **Outside**

There is side access to number 21, via a gate, to the rear courtyard-style garden, which is paved and enclosed, with a garden store shed, bicycle rack, external lighting.



## 19 Barton Road

Recessed Porch

### Entrance Hall

Tiled floor, further door to

### Reception area

### Bedroom 8

Wash hand basin, bay window to front, original fireplace with coal-effect gas fire.

### Bedroom 9

2 windows to rear, **En-suite shower room** having tiled shower cubicle with electric fitment and glass screen, wash hand basin, WC, electric heated towel rail, shaver light/point, window.

A door leads from the reception area of 19 down to the lower ground floor

### (Owners/managers accommodation)

### Hall

Window and the

### Kitchen

Fitted base units, worksurfaces, tiled splashbacks, sink unit with mixer tap, plumbing for washing machine, tiled floor, radiator, window to front, walk-in Store Cupboard with tiled floor, window, gas-fired central heating boiler.

### Inner Hall

### Bedroom

Radiator

### Living Room

Radiator, window, double doors to rear canopy.

### Shower Room

Shower cubicle with electric fitment, wash hand basin and WC, extractor fan, shaver light/point.

### Bedroom

Radiator, built-in wardrobe.

## Outside (19)

There is side access to the lovely rear garden, paved with floral borders.

A staircase leads from the reception area to the

### Frist Floor Landing

Window, radiator

### Cloakroom

WC, wash hand basin, tiled floor, window.

### Shower Room

Shower cubicle with glass screen and mains fitment, radiator.

### Bedroom 10

Radiator, feature fireplace, window to rear and **En-suite Shower Room** having tiled shower cubicle with mains fitment and glass screen, wash hand basin, WC, radiator, shaver light/point, window

### Bedroom 11

Feature fireplace. 2 radiators, sink unit, 2 windows to front.

The staircase continues from the first floor landing to the

### Secord Floor Landing

Hatch to roof space, and an inner landing

### Bedroom 12

Feature fireplace, access to eaves, radiator, recess with sink unit, window with lovely views to rear.

### Further Inner Landing

### Bedroom 14

### Outside

To the front of the property there are small courtyards with retaining wall and iron fencing, with access to either side of the properties to the rear gardens.

### Services

Each property has mains gas, water, electricity and drainage, and gas central heating.

## Outgoings

Business rates are payable. The managers accommodation in number 19 is Council Tax Band A, payable 2024/25 £1538.19. Water and drainage rates are payable.

## Directions

From our offices proceed into King Street and then into St Nicholas Street. At the traffic lights proceed straight over into Barton Road and the property is located on the left-hand side after a short distance.

## Money Laundering Regulations

Prospective purchasers will be asked to provide address verification, identification and proof of funds at the time of making an offer.

## Viewing

By appointment through the Agent, Flint & Cook (01432) 355455.

JRC July 2024

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

53 This is how energy efficient the building is

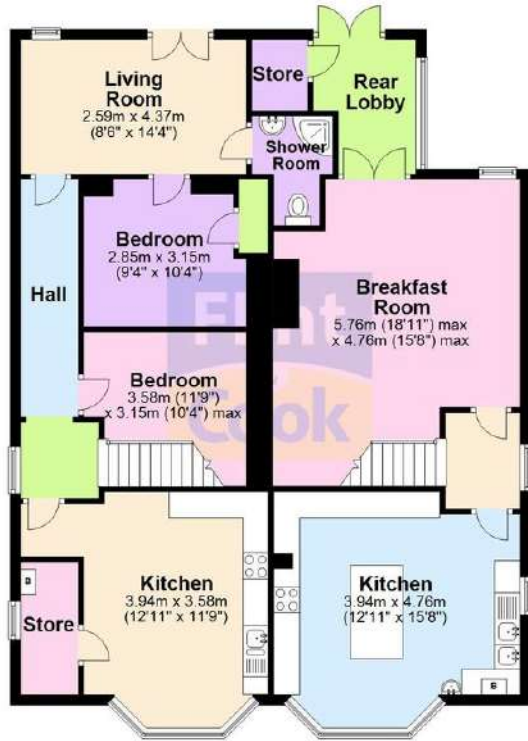






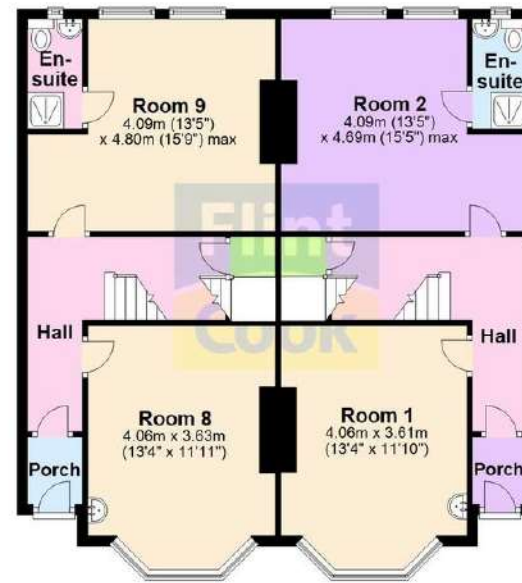
### Basement

Approx. 118.7 sq. metres (1277.8 sq. feet)



### Ground Floor

Approx. 55.8 sq. metres (1031.3 sq. feet)



### First Floor

Approx. 96.8 sq. metres (1042.1 sq. feet)



### Second Floor

Approx. 75.8 sq. metres (816.1 sq. feet)



Total area: approx. 387.2 sq. metres (4167.3 sq. feet)

This plan is for illustrative purposes only.  
Plan produced using PlanUp.





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