



Plas Gwyn
4 Elgar Court
27 Hampton Park Road
Hereford
HR1 1TH



Plas Gwyn, 4 Elgar Court, 27 Hampton Park Road, Hereford HR1 1 TH

An exceptional “penthouse” apartment in a historic Grade II* Listed building in an exclusive residential area, recently extensively renovated, very spacious (about 1,500 sq. feet) with 3 bedrooms, study, gas central heating, private garden and parking.

Apartment 4, Elgar Court forms the upper floor of a historic Grade II* Listed building, known as Plas Gwyn, which is located in Hampton Park Conservation Area in one of Hereford’s most favoured residential locations, just over a mile east of the City and close to the River Wye.

Local amenities include a range of shops, churches, a bus service, doctor’s surgery, primary schools and the property is also in the catchment area for Bishop’s Secondary School.

Plas Gwyn was home to Sir Edward Elgar (between 1904 – 1912) and is a magnificent ‘Stucco’, Georgian residence converted into just four substantial apartments and number 4 has recently been extensively renovated and is in excellent order with gas central heating, fitted kitchen and superb accommodation with 3 bedrooms (1 en-suite), a study, large lounge/dining room, main bathroom and there is designated parking and a lovely, private garden area.

The whole is more particularly described as follows: -

Ground Floor

Entrance Hall (shared between apartments 3 & 4)

With a staircase leading to

Apartment 4

Reception Hall

Radiator, cloaks cupboard, smoke alarm.

Lounge/Dining Room

Two radiators and window to the south elevation with spectacular views.

Kitchen/Breakfast Room

Re-fitted with a range of traditional style base and wall mounted units with composite worksurfaces, tiled splashbacks, 1½ bowl sink unit, built-in dishwasher, range-style cooker with 6-ring gas hob, hardwood flooring, vertical radiator and window.

Study

Fitted bookshelves, radiator, window.

Bedroom 1

Range of built-in wardrobes, radiator, window to side and En-suite Shower Room with tiled walls, large shower cubicle with glass screen, mains overhead and handheld fittings, sink with cupboards under, WC, ladder style radiator, extractor fan.

Bedroom 2

With built-in storage cupboard, radiator, connecting door to Bedroom 3 and window - again with spectacular views.

Bedroom 3

Store cupboard, radiator and window.

Bathroom

Re-fitted white suite comprising a bath with mixer tap, wash hand-basin, cupboard under, WC, separate tiled shower cubicle with mains overhead and handheld fittings, radiator with towel rail, window and cupboard with plumbing for washing machine and also housing the Worcester gas fired combination central heating boiler.

Outside

There is designated parking space. There is also a designated garden area, lawned with a patio and garden shed and a range of shrubs and a raised soft fruit bed.

General information

Services

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

Outgoings

Council tax band ‘C’ - payable 2021/22 £1808.75
Water and drainage - rates are payable.

Tenure & possession

Leasehold on a 999 year Lease from 25.03.2012 with vacant possession on completion.
Service charge – payable £125.00 pcm.
The apartment has a share of the Freehold.



Directions

From Hereford proceed initially towards Ledbury on the A438 and then, just past Hereford fire station, turn right onto the B4224 towards Fownhope into Eign Road, under the railway bridge and into Hampton Park Road and Plas Gwyn is located on the left-hand side on the junction of Hampton Park Road and Vineyard Road. Turn into Vineyard Road and access to apartment 4 is to the rear of the building via a private access road.

Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Money laundering regulations

Prospective purchasers will be asked to produce 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 - 2.00 pm

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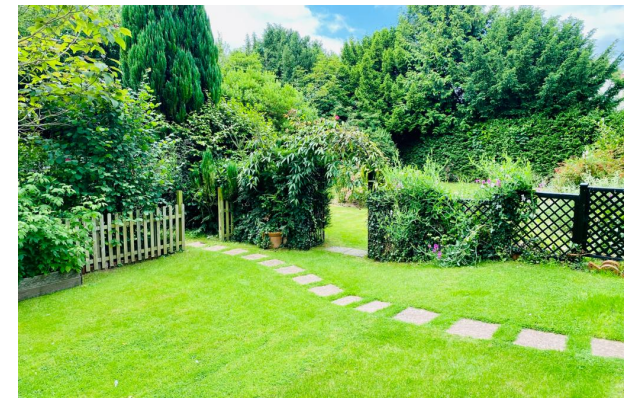
Ground Floor

Approx. 142.4 sq. metres (1532.8 sq. feet)



Total area: approx. 142.4 sq. metres (1532.8 sq. feet)

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



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