



Bodenham Road, Hereford, HR1 2TP

Guide Price £625,000

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An Elegantly Impressive Victorian 6 Double Bedroom Semi-Detached Family Home, set across 4 floors and rich in period features, offering a stunning home in one of the City's desirable Conservation areas.

Entrance Hall – Sitting Room – Kitchen/Breakfast Room – Dining Room – Downstairs WC – Cellar – Bedroom 1 – Bedroom 2 With Ensuite – Bedroom 3 – Family Bathroom – Airing Cupboard – 3 Second Floor Double Bedrooms – Eaves Storage – Walled Rear Gardens – Detached Workshop – Large Driveway

Built in 1880, the property delights in the graceful proportions and retains much of the feature detailing of high Victorian living. It was purchased by its first owner, the international civil engineer John 'Hereford' Mackay, builder of the Hereford to Shrewsbury railway line. The scale of the house offers innate malleability of use, alongside potential to convert the cellar; subject to relevant permissions.

In a tree-lined Conservation area, the property enjoys an excellent location, barely a 15 minute stroll from the City Centre and is conveniently situated for both the Nuffield and County Hospitals, railway station, Hereford Cathedral School, the Sixth Form and Colleges even the nascent University. Nearby Tupsley brims with amenities; local shops with PO, family butcher's, pubs, GP with pharmacy, Ofsted "Excellent" and "Good" primary schools and the Quarry parkland with children's playground, Scouting HQ, dog park and playing fields hosting football leagues.

The Property

Entrance Hall – Sunburst door entry at the side of the property into the hall, with steps up from chequer tile flooring onto solid floorboards. Features wall panelling, coat hooks and downstairs WC with stylish exotic wallpaper & vanity unit.

Sitting Room – Spacious main reception room, with deep recess front aspect bay window, gas fire set within detailed stone mantle, fitted carpets and pendant lighting with ceiling rose.





TOTAL FLOOR AREA: 3018 sq.ft. (280.4 sq.m.) approx.

While 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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- Stunning Character Property
- Grand Period Features
- 6 Double Bedrooms
- Immaculate Rear Gardens w/ Workshop
- Near to City Amenities
- Highly Desirable Location

