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13 South Street, Leominster, HR6 8JA. £365,000

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PROPERTY FEATURES

- A Grade 2 Listed Town house
- Spacious and Well Presented Accommodation
- 5 Bedrooms
- Additional Ground Floor Bedroom with En-suite
- Reception Room/Dining Room
- Kitchen/Breakfast Room
- First Floor Drawing Room and Lounge
- Bathroom and Shower Room
- Impressive Cellar
- Small Courtyard Garden

To view call 01568 616666





A large Grade II listed townhouse, offering well presented and character half timbered living accommodation to include a spacious reception/dinning room, kitchen/breakfast room, ground floor bedroom with en-suite, impressive cellar, first floor lounge, first floor drawing room, 5 further bedrooms, shower room, bathroom, office, attic room and a small courtyard garden. The property is situated in a convenient position, within Leominster's town centre and good amenities, shops and a train station are close by.

An entrance door from South Street with two large windows either side opens into the spacious reception/dining room. Having exposed oak floor boards, some wonderful Ornate ceiling timbers, a feature timber arch, large fireplace with alcoves to either side and a beautiful a staircase to the first floor.

Double opening doors lead into the attractive kitchen/Breakfast room, which is a wonderful space for entertaining. There is a kitchenette, room for a family size dining table and a door to the outside. Stairs from the kitchen/breakfast room give access to a tanked and insulated cellar.

The cellar area is divided into separate compartments, has exposed ceiling timbers, lighting, power, panelled radiators and there is also an original wine cellar with arched features. The cellar has a good ceiling height and offers excellent additional living space. From the kitchen/breakfast room a door opens into a ground floor bedroom.

The ground floor bedroom has a window to the side and is served by an en-suite shower room.

From the reception room, a staircase with turn balustradings rises up to a gallery landing. The landing has exposed oak floor boards and double opening doors open into the drawing room.

The drawing room, is a light room with a window to the side and has an opening into the lounge.

The characterful lounge has a fire place and a large window to the side.

From the first floor landing, a door opens into the kitchen

The well fitted kitchen has units to include, an inset sink unit, cupboard and drawers under and base units with additional cupboards and drawers. Inset into the working surface is a stainless steel gas hob with an extractor hood and light over and to the side is a built in electric oven with grill. The base units have wine racks, space and plumbing for an automatic washing machine, there are two built in

fridges, room for a fridge/upright fridge freezer and also a tall matching larder unit. The kitchen has matching eye level cupboards, sash window to the front and there is also a glass fronted display cabinet. Doors from the landing open to the first floor bedrooms and shower room.

Bedroom one has two sash windows to the front and a fire place.

Bedroom two has a window to rear and a built-in cupboard.

Shower room having a recently installed large shower tray with glass shower screen, wash hand basin and a WC.

From the first floor landing, the staircase continues and rises up to a second floor landing.

The landing has a newly fitted roof lights, exposed floor boards and doors off to the second floor accommodation.

Bedroom three has a large exposed ceiling timber and a feature fire place with alcoves to either side with built in wardrobes. There are exposed floor boards and a window to the side.

Bedroom four has a sash window to the side.

Bedroom five with a window to the rear.

Bathroom having a suite in white of a panelled bath, low flush WC, built in vanity wash hand basin with cupboards under. The bathroom has a floor to ceiling built in toiletries cupboard, vertical heated towel rail/radiator, window to the side and an exposed ceiling timber.

From the second floor landing, a small door opens into a large attic room and a further door opens into an office/store room.

OUTSIDE

The property has a door to the side, giving access across a flagged pathway which is under cover with lighting, leading to the small patio garden for the property.

REAR COURTYARD

The patio garden to the rear is flagged and is ideal for a private seating area but there is access across for the occupants of the three cottages to the rear of no. 13 which are converted outbuildings.

SERVICES

The property has all mains services and a recently installed gas fired central heating system.

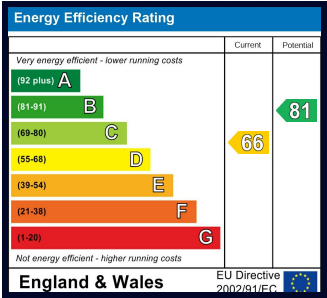


ROOMS AND SIZES

Reception/Dining Room	7.80m x 4.88m (25'7" x 16')
Kitchen/Breakfast Room	5.11m x 4.88m (16'9" x 16')
Ground Floor Bedroom	4.57m x 3.56m (15' x 11'8")
En-Suite Shower Room	
Cellar	
Drawing Room	5.03m x 4.27m (16'6" x 14')
Lounge	4.93m x 4.90m (16'2" x 16'1")
First Floor Kitchen	5.59m x 2.29m (18'4" x 7'6")
Bedroom One	5.33m x 4.42m (17'6" x 14'6")
Bedroom Two	3.43m x 2.29m (11'3" x 7'6")
Shower Room	
Bedroom Three	5.66m x 5.08m (18'7 x 16'8)
Bedroom Four	4.88m x 3.23m (16' x 10'7")
Bedroom Five	3.10m x 2.31m (10'2" x 7'7")
Office	3.61m x 2.26m (11'10" x 7'5")
Bathroom	
Attic Room	

PROPERTY INFORMATION

Council Tax Band - E
Property Tenure - Freehold



Appliances
Please note that the agents have not tested the appliances to the property and cannot verify they are in working order.

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