



**JonathanWright**  
estate agents



**40 Broad Street, Leominster, Herefordshire HR6 8BS. £400,000**



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Leominster  
Herefordshire  
HR6 8BS**

**£400,000**

### **PROPERTY FEATURES**

- Large Town House (Over 3 Floors)
- 4 Bedrooms
- Separate Dining Room
- Lounge
- Breakfast Room & Kitchen
- Shower Room & Family Bathroom
- Adjoining Dairy
- Grade 2 Star Listed Barn/Workshop
- Private Gardens
- Town Centre

**To view call 01568 616666**







A large detached town house situated in Broad Street, offering accommodation to include a 4 bedroom house, over 3 floors, lounge, separate dining room, breakfast room, kitchen, shower room and bathroom and outside an adjoining dairy, with access across a cobbled forecourt to a grade 2 star listed barn/workshop, with an archway to side, under to large, private rear and pretty gardens which has a patio, lawned and shrub gardens, being much larger than expected for a town centre property. Viewing strictly by appointment with the selling agents. Details of 40 Broad Street, Leominster are as follows:

An entrance door opens into a reception hall having tiled flooring and a door opening into the dining room. The dining room has a secondary glazed window to front, panelled radiator and a picture rail. From the reception hall a doorway leads through into the breakfast room having a tiled floor, panelled radiator, Rayburn, cupboards to either side and an archway through into the kitchen. The kitchen has a deep pottery sink, working surfaces, base units of cupboards and drawers and planned space for an upright fridge/freezer. There is space and plumbing for a washing machine, eye-level cupboards, window and a door opening to the rear.

From the reception hall a staircase rises and turns up to the first floor landing having a panelled radiator and a door opening into the lounge.

The lounge has exposed polished floor boards, an original fireplace, 2 windows, secondary glazed to front, picture rail, panelled radiator and a built-in cupboard/wardrobe.

Bedroom one (The smaller measurement goes to the front of a wardrobe fitment and dressing table). There is a window to rear and a wall mounted Ideal gas fired boiler heating hot water and radiators. Off the landing a door opens into the bathroom having a cast iron bath on clawed feet, pedestal wash hand basin, ceiling downlighters, built-in cupboards and an opaque secondary glazed window to rear.

Off the landing a door opens into a low flush W.C. and a wash hand basin.

From the landing a staircase continues to rise and turns up to the second floor having a Velux roof light and doors off to further bedrooms.

Bedroom four has a secondary glazed window to front.

Bedroom three has a secondary glazed window to front and built-in cupboards. Bedroom two has 2 windows to rear and a built-in, mirrored wardrobe. Off the second floor landing a door opens into a shower room having an enclosed shower cubicle, low flush W.C., built-in vanity wash hand basin, tiled splashbacks and a Velux roof light.

#### OUTSIDE.

The property is approached off Broad Street through an archway, with an opening gate giving access across a brick paved drive onto a cobbled forecourt having pedestrian access.

#### ADJOINING DAIRY.

The dairy is brick built under a slate roof and provides additional living space if required. Having a W.C, kitchenette a staircase up to the first floor, with exposed timbers and windows.

#### BARN.

Across the cobbled forecourt there is access to a large, Grade 2 listed barn, which is 2 star listed and is timber framed with opening doors. The barn has exposed timbers which creates a great workshop area. Having brick and cobbled flooring and an archway to the side of the barn leading around to the garden.

#### GARDEN.

The large garden has a flagged patio, pretty floral and shrub borders and gardens. There are lawned gardens, brick and stone boundaries, panelled fencing and being private for a town centre property.

#### SERVICES.

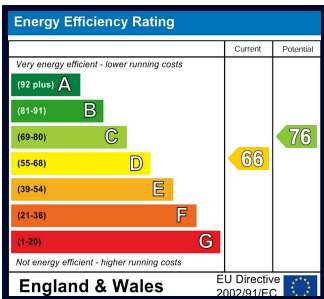
All mains services are connected and gas fired central heating.,

## ROOMS AND SIZES

Reception Hall	
Dining Room	4.19m x 2.62m (13'9" x 8'7")
Breakfast Room	3.66m x 2.64m (12' x 8'8")
Kitchen	2.59m x 2.29m (8'6" x 7'6")
Lounge	4.95m x 4.27m (16'3" x 14')
Bedroom One	3.66m x 2.31m (12' x 7'7")
Bathroom	
Bedroom Four	4.45m x 2.31m (14'7" x 7'7")
Bedroom Three	3.81m x 2.54m (12'6" x 8'4")
Bedroom Two	4.95m x 3.18m (16'3" x 10'5")
Shower Room	
Adjoining Dairy	
Grade 2 Listed Barn	7.62m x 6.25m (25' x 20'6")
Gardens	

## PROPERTY INFORMATION

Council Tax Band - C  
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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