



BRIDGE STREET, HEREFORD, HR4 9DG

An Iconic Riverside Jewel, Grade II Listed 2 Bedroom Top Storey Apartment set across 2 floors overlooking the 15th century stone bridge spanning the River Wye at the City's historic heart, with designated parking, enjoyment of 2 communal gardens and offering lucrative Airbnb desirability.

Entrance Hall – Sitting Room – Kitchen/Diner – Family Bathroom – Store Room – Double Bedroom Upper Storey Open Study – Principle Bedroom with Ensuite Shower – Designated Parking – Enjoyment of 2 Communal Riverside Gardens

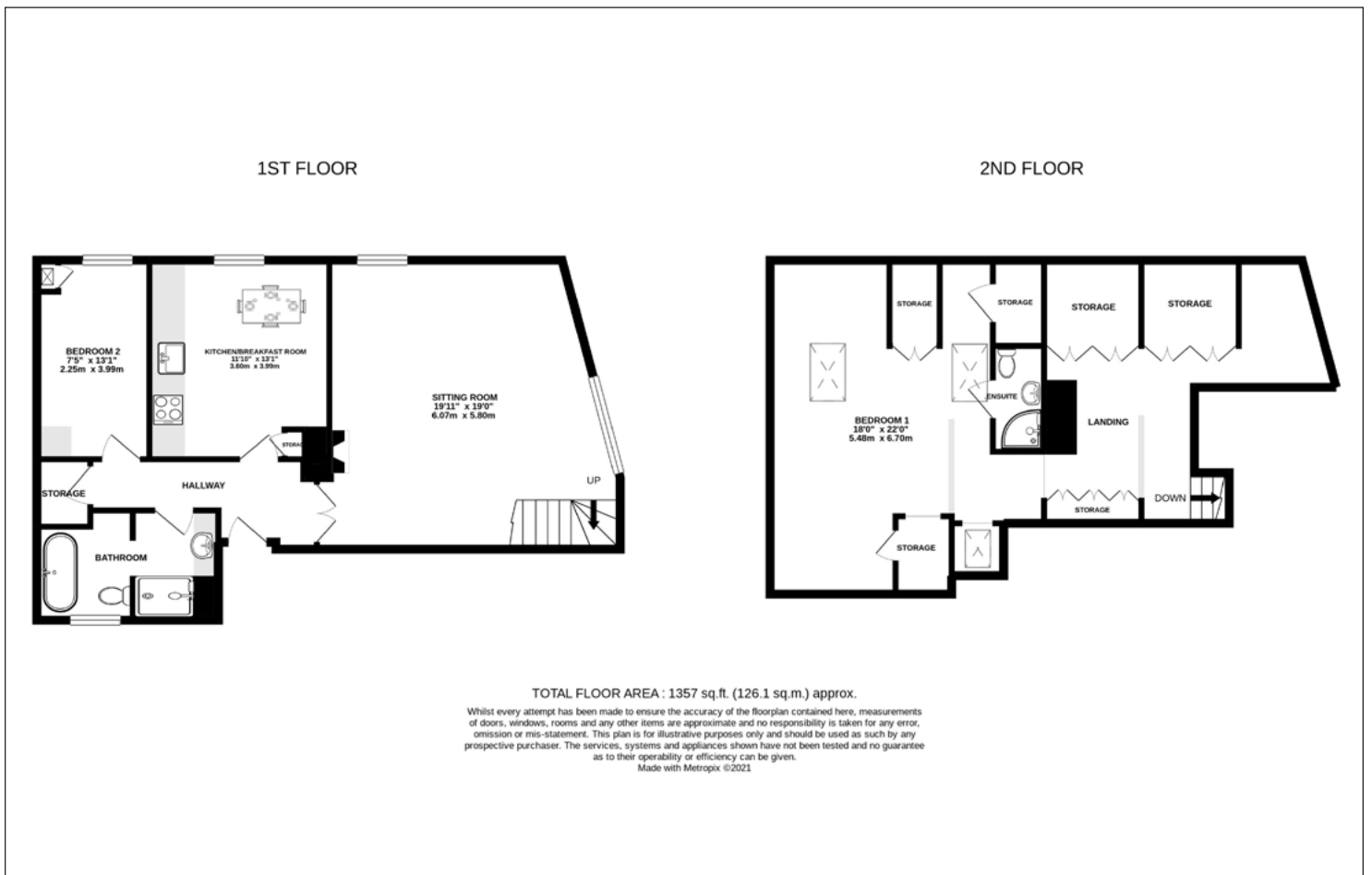


THE PROPERTY

Wyebriidge House forms an iconic part of the very fabric of the city, standing witness to the centuries of trade and travel spilling over the old Wye Bridge. The top floor apartment set over 2 storeys has been sympathetically reimagined and refurbished over the past 6 years, including relocating the Kitchen, doubling the size of the Bathroom and incorporating copious storage solutions. It has all succeeded in creating an enchanting home that sensitively retains all the charm and unique character of the original 17th century structure of exposed brick and timber beams. Its combination of stunning views over the river and historic city location further offers exciting and lucrative potential Airbnb rentals.

Enjoying an incomparable location at the heart of the city, the apartment revels in the added delight of right of access and enjoyment to 2 communal gardens; the long riverside garden before Wye Terrace and the intimate courtyard set beside the first soaring arch of the Old Bridge offering a magical spot to watch the swans perch on the cutwater or even glimpse the flash of kingfisher and otter. 3 mins stroll leads to High Town - the heart of the shopping district and full City amenities. Across the bridge lies the River Walk with its avenue of mature beech trees leading to the open parklands of the King George V Playing Fields with children's play grounds, tennis courts and swimming pool complex offering gym and fitness classes. While the Victoria footbridge leads back across the river to the Castle Green and Cathedral environs.





Entrance Hall – From the building’s Front Door with intercom, carpeted stairs wind up to the apartment’s painted Front Door opening into a carpeted Entrance Hall with fretwork covered radiator. To the side, a row of coat hooks are set below a glazed panel displaying the interwoven strips of wattle that comprise part of the original 17th century fabric of the building.

Sitting Room – The elegant and gracious proportions of the inviting Sitting Room are complimented by the sweep of the 19th century’s triple sash window framing a truly captivating view along the length of the Old Bridge, spanning the River Wye to the beech tree avenue of the River Walk. The dual aspect room also looks across the street to the terraced balconies of the Left Bank complex. The carpeted room is made all the more welcoming by the recessed red wood burner, with a timber lintel, set atop a flagstone hearth. The history and truly unique character of the property is particularly expressed in the room’s soaring wall of exposed timber truss beams and red brick infill, highlighted

by the rise of the oak staircase with decoratively shaped spindles leading to the second floor.

Kitchen/Diner – The Kitchen is fully fitted with a mix of wall and base units predominantly painted and warmly contrasted with solid wood countertops flanking the deep ceramic Butler sink. The unit doors conceal space for both a dishwasher and washing machine while one of the wall units offers space for a microwave. There is space for a cooker with Bosch hood above and freestanding fridge/freezer. By the door, built-in full height cupboards provide both pantry storage and a home for household necessities. The Kitchen offers ample space for a dining table set before the window with radiator below but making the heart of the home even more enticing is the tall freestanding French wood burner with bulrush motif set atop a Welsh slate hearth.

Store Room – At the end of the Entrance Hall lies a small but invaluable Store Room, fully utilising its high ceiling and fitted to provide copious storage.



Bedroom 2 – A carpeted Double Bedroom enjoying an original sash window overlooking Bridge Street and the Left Bank. To the corner is a full-height fitted narrow cupboard home to the Worcester combi boiler while near the door is a large fitted storage unit with cupboards.

Family Bathroom – Refurbished to now include the room comprising the Flying Freehold, the Bathroom has been doubled in size. The initial section of the Bathroom provides a spacious shower cubicle beside a period-style pedestal basin flanked with countertops and offering open storage below. The second zone offers WC and a modern freestanding oval bath with wall-mounted mixer tap with shower attachment. Opposite the sash window overlooking the cobbled entry to the parking, is a full-height recess with fitted shelving beside a radiator. Above hangs a traditional Laundry Maid Aired on pulley system.

Upper Storey – The turn of the oak staircase to the second floor creates a high open

area dissected by the exposed 17th century chamfered ceiling truss frame. The deep voids to the eaves have been cleverly utilised to create copious storage; from a long open void bordered by the bannister to an array of fitted cupboards and open space. Beyond the timber beams lies a small open Study area with storage unit fitted to the exposed brick wall providing a mix of open display and bookcases with space for folding desk below.

Bedroom 1 – Beyond the study area the carpeted Hallway leads to the Principle Bedroom. Delighting in an open wall of exposed beams the characterful Double Bedroom enjoys deep under-eaves voids with sections fitted with cupboard storage. The charming room is flooded with light from twin Velux windows with fitted blinds, framing views over the Verdigris roofline of the Left Bank with the Cathedral Tower beyond and down the river. The Ensuite with stained glass panel to the Bedroom provides corner shower cubicle with exposed brick wall, WC and period-style pedestal basin.





OUTSIDE

Passing just beyond the Front Door sheltered by the archway, lies the apartment's designated Parking Bay on the left. While the courtyard to the front of Wyebridge House offers residents parking, to the far side bounded by a low stone wall, lies a small secluded seating area beside the first arch of the Old Bridge with its distinctive parapet top of triangular refuges. At the base of each arch is a cutwater offering a favourite perching platform for the river's bustling birdlife. To the right of the courtyard beyond the flowering cherry and several other mature trees opens the second communal garden, mainly laid to lawn interspersed with specimen shrubs, running along the riverbank before the villas of the Wye Terrace.







PRACTICALITIES

Herefordshire Council Tax Band 'A'

Gas Central Heating

Original Sash Windows

All Mains Services

Fibre Broadband Available

DIRECTIONS

From Hereford City Centre, take the Ring Road (A49T) along Victoria Street heading south towards Ross-On-Wye. At the traffic lights turn left into St. Nicholas Street before the Greyfriars Bridge. Follow the road bending around to the right onto Bridge Street. Proceed to the end of the street, the property is to be found on the right immediately before the Old Wye Bridge. Turn right to drive under the flying freehold archway and take the first left to park in the courtyard before the river.

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