



CILGWYN, BARTON ROAD

Hereford



Cilgwyn
22 Barton Road
Hereford
HR4 0AY



Within easy walking distance of the city centre, a period townhouse offering beautifully presented and deceptively spacious living space, with private parking, gardens and a large garage.

Guide Price £795,000

Situation and description

The property is one of a number of individual houses that lie just to the west of the city centre, within easy walking distance of an extensive range of facilities. These include an excellent choice of shops and restaurants, supermarkets, a multi-screen cinema, the courtyard theatre, riverside parks and the city's historic cathedral and its associated school.

Cilgwyn itself, is a very attractive Grade II listed townhouse, that has been greatly updated and improved in recent years, with no expense spared by the current owners. The accommodation is very versatile and arranged over three floors with a stunning master suite with private balcony, and its own luxury bathroom. The kitchen/ family room has been well planned and offers plenty of space with a well-appointed kitchen with Aga, and bifold doors the length of one wall opening onto a large sun terrace. While the house retains much of its original character with fielded panel doors, period fireplaces, shuttered windows and much more, modern touches include underfloor heating to the ground floor and bathrooms, double glazed windows, and stylish radiators.

On arrival an attractive pillared porch and front door lead into a welcoming reception hall in the centre of the house. Doors then lead to a living room with engineered oak floor, double glazed sash window to the front and open fireplace with fitted cupboards and shelving to either side. A separate sitting room also has plenty of character, and includes a fitted carpet, an open fireplace and again provides another comfortable space to sit and relax.

At the rear of the house and with direct access to the gardens, the kitchen family room is a fantastic space to catch up with the family and discuss the events of the day. With glazed bi-fold doors opening onto a large slate sun terrace and plenty of practical space, it features a bespoke 'Mark Wilkinson' kitchen (which we understand has the remainder of a 25-year guarantee) and includes a central workstation with sink and chopping board, an array of fitted units, integrated appliances, a deep fill sink and the all-important gas fired, 4 oven Aga.

From the reception hall steps then lead down to a large playroom/ office which offers very practical space with a built-in airing cupboard,

separate cloakroom and a useful utility with direct access to outside.

Again, from the main reception hall stairs lead up to a half landing and to an impressive drawing room which again is full of character with a high ceiling, fireplace with fitted wood burner, and glazed shuttered doors to a sun terrace with glazed balcony. The staircase then continues to the first floor and to the master bedroom suite which is another feature of this lovely house. Offering plenty of space, there are full length glazed windows at one end overlooking the gardens, a hidden private balcony, ideal for morning coffee, plenty of fitted wardrobes and a luxury en suite bathroom. There are then three, potentially four, further bedrooms, one with its own shower, all supported by a separate well-appointed shower room.

Outside - The gardens lie to the rear of Cilgwyn and offer space to sit and relax with a large slate sun terrace adjoining the house. Steps lead up to the main lawn, which is interspersed with floral borders and various trees, including fig and plum. The gardens are well enclosed on all sides and include raised beds at one end. A huge advantage of this city house is it has access to the rear, with private parking for a number of cars. This area also includes a large double garage (19'5 x 19'2), which has doors to the front and side, as well as power and lighting.

Prospective purchasers: Upon submitting an offer, we will require by law, proof of ID for all buyers. A picture ID and a separate address ID together with proof of funding.

Directions ///inner.times.card





Ground floor living room and a separate sitting room





Kitchen / family room with bifold doors leading on to the large sun terrace





Large playroom / office and a impressive first floor drawing room full of character





Master bedroom suite with luxury en suite bathroom and a hidden private balcony

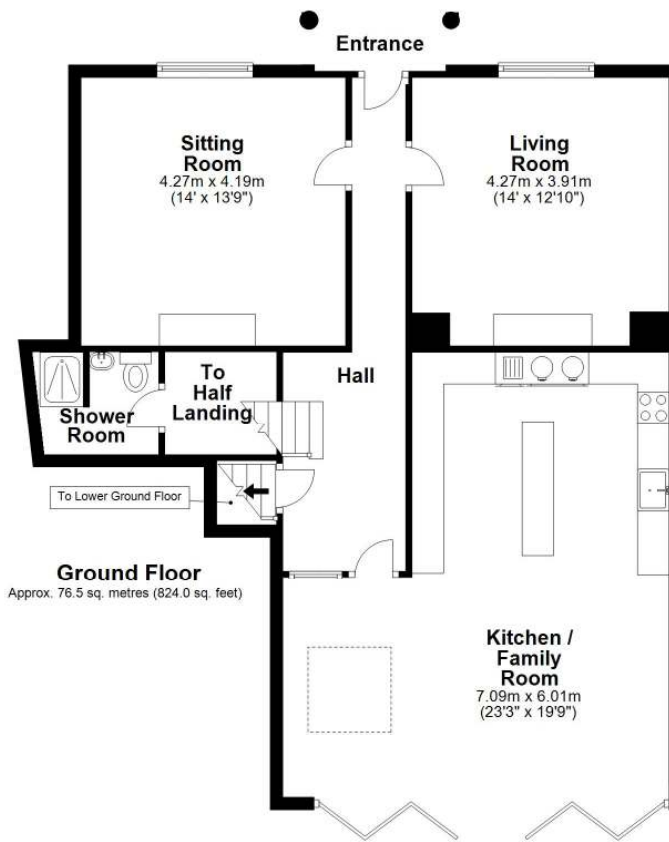




Further bedrooms one with its own shower all supported by a separate well-appointed shower room

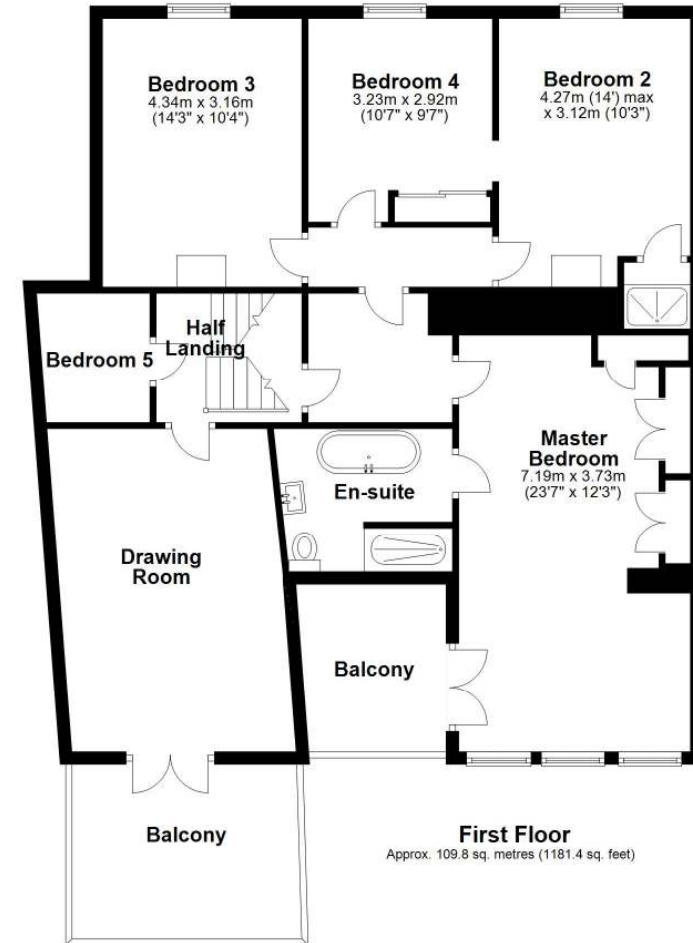


Lower Ground Floor
Approx. 34.6 sq. metres (372.0 sq. feet)



Total area: approx. 220.9 sq. metres (2377.4 sq. feet)

Floorplans are for guidance purposes only and should not be taken as accurate. Brookes Bliss Ltd
Plan produced using PlanUp.



Services and considerations

Mains water, electricity, gas and drainage are connected. It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. The buyers are advised to obtain verification from their Solicitor or Surveyor. Tenure: Freehold Council Tax Band: D £2,202.37. EPC Band: Energy Rating D – 26.07.2033. All prospective purchasers are advised to clarify matters relating to rights of way with their Solicitor.

Brookes Bliss

46 Bridge Street, Hereford, Herefordshire HR4 9DG

Tel: 01432 343800

sales@brookesbliss.co.uk

brookesbliss.co.uk

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