



WHITE GATES  
3 Vinery Lane, Hereford, HR1 2AW





Available for the first time in well over 40 years, a well-proportioned and handsome grade II listed period house, in a sought after and tucked away location, yet within walking distance of the city centre.

**Guide Price £650,000**



#### **Situation and Description**

Well positioned, and hidden in plain sight, White Gates enjoys far reaching views over the city and lies in a conservation area with other well established properties. The location allows easy access to an extensive range of facilities and services, as well as a mainline train station, city hospital, excellent colleges, and schools, including a highly regarded Sixth Form College and Hereford Cathedral School. The city centre itself offers a choice of shops, restaurants, and cafes, along with a multi-plex cinema, and a theatre. The beautiful River Wye and nearby countryside, offer a range of additional outdoor pursuits.



White Gates is a handsome period house and has been a much-loved family home for many years. It is well-proportioned throughout with two large reception rooms, a spacious kitchen/breakfast room, two room cellar, four double bedrooms and two bathrooms. Although now dated, the accommodation is very comfortable and has obviously been well maintained and cared for over the years. Current benefits include gas-fired central heating, all fitted carpets, a double garage, private parking, attractive enclosed gardens at the rear, and lots of potential.

On arrival, a pillared porch and front door leads into a welcoming entrance hall with decorative arch, sash window to the front, and door to a good-sized cloakroom. The main sitting room is light and spacious, with a walk-in bay to the rear with glazed doors overlooking and leading out to the gardens. A period marble fireplace gives a focal point to the room and there are fitted bookshelves and wall lights. A separate dining room also allows direct access to the rear gardens and offers space for entertaining. The kitchen/breakfast room, again, is a good size and has plenty of cupboard space, working surfaces with inset sink, a door to outside, a fireplace with fitted central heating boiler and steps up to a conservatory/ utility space. From here windows overlook the gardens and there is direct access to outside.



From the reception hall an enclosed staircase leads down to a two-room cellar with power and lighting, access to outside, two cold slabs and in our view offers huge potential for other uses including a gym or cinema room.

A fully carpeted staircase from the hall leads up to a generous first floor landing with sash windows to the front enjoying distant views. Two large double bedrooms both enjoy plenty of light and space, with windows to both the front and rear with far-reaching views, as well as fitted carpets and wardrobes. Both bedrooms are supported by a large family bathroom with all the usual fittings, and a useful airing cupboard. The staircase continues to the second floor, and to two further double bedrooms, both double or triple aspects, with some fine views over the city to the Black Mountains in the distance. Both rooms have useful wardrobe space and are supported by a second family bathroom which has far-reaching views at the rear.

#### **Outside**

White Gates is approached from Vinery Lane, and then by its own gated drive which offers parking and turning space to the front, edged by mature shrub borders. A double garage offers excellent enclosed space and includes an automatic up and over door to the front, window to the side wall shelving, power and lighting and door to the rear leading to the gardens.

At one side of the garage a wrought iron gate provides access to the rear, where the gardens are secure and well enclosed on all sides by brick walling and timber fencing. The gardens form a natural sun trap with two sun terraces, central lawn and well stocked floral and shrub borders.



G/F - conservatory/utility area, kitchen/breakfast room, dining room and drawing room







Four bedrooms overall with two spacious bathrooms



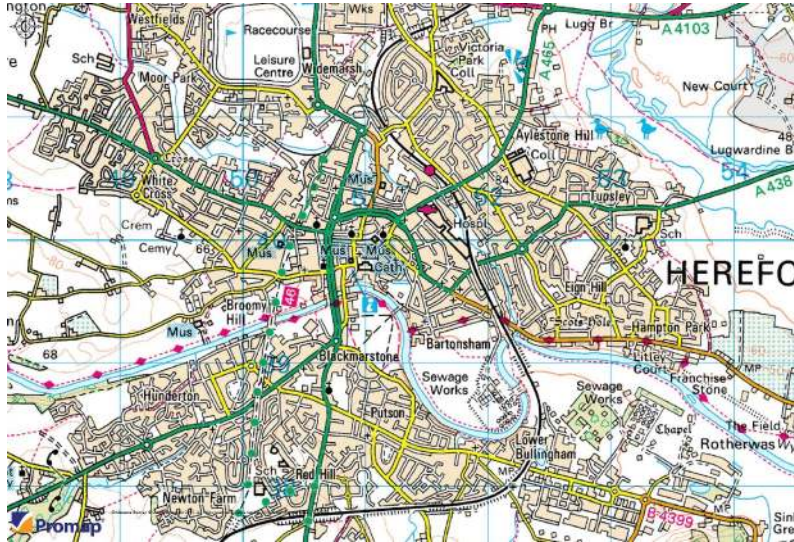




Set in beautiful level gardens







### Directions

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From the centre of Hereford, take the A465 towards Worcester and continue along Commercial Road passing over the railway line, before turning right into Southbank Road. After 100 yards turn right into Southbank Close and then first left into a small lane and turn right at the top into Vinery Lane. White Gates will



### Services and Considerations

Mains water, gas, electricity and drainage connected.

Tenure freehold.

Council Tax: F

EPC Rating N/A

Mobile Phone Coverage 4G/5G

Broadband Fibre Halo 3

It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. These and any matters relating to Rights of Way should be checked with your Solicitor or Surveyor.

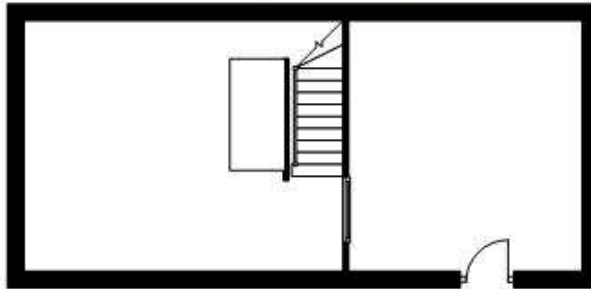
### Prospective purchasers:

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.

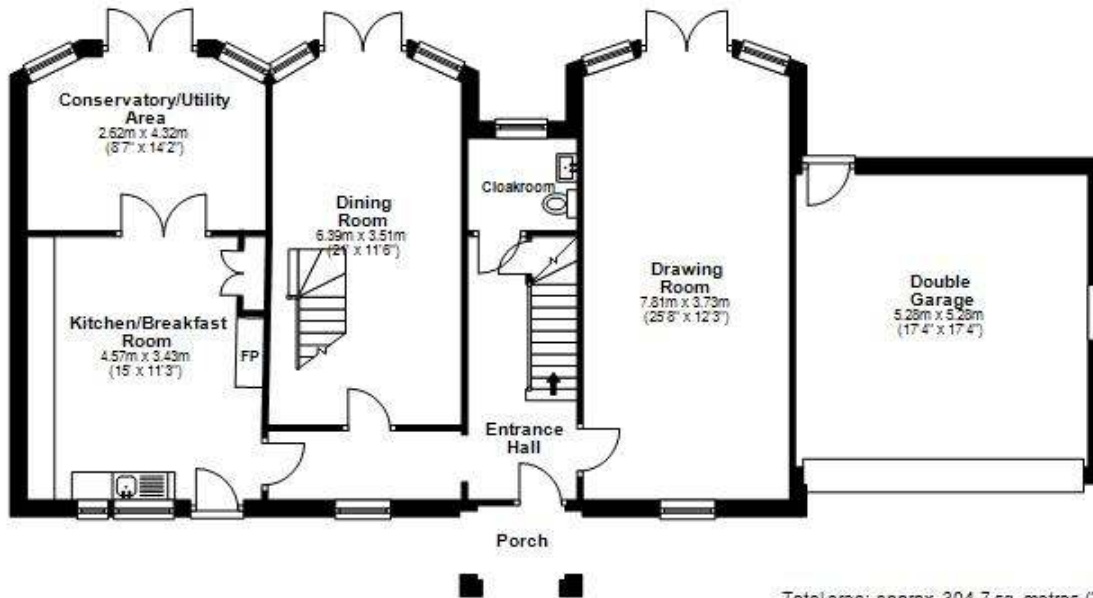




**Cellar**  
Approx. 45.7 sq. metres (492.2 sq. feet)



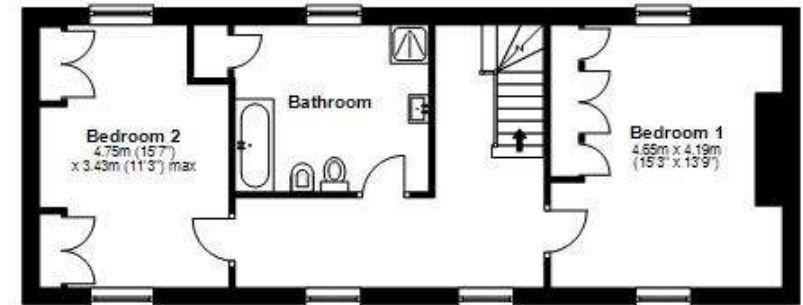
**Ground Floor**  
Approx. 135.1 sq. metres (1454.7 sq. feet)



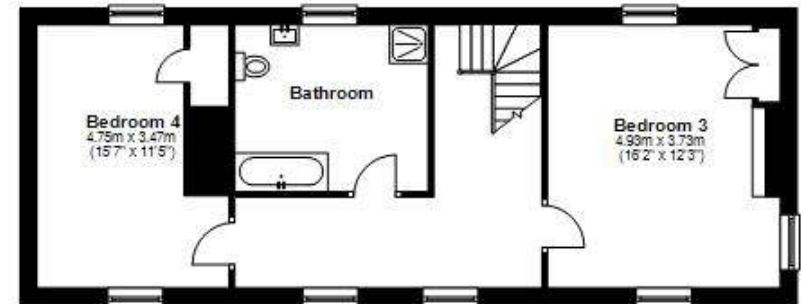
Total area: approx. 304.7 sq. metres (3279.9 sq. feet)

Plans created by Brookes Bliss Ltd - Plans are not to be assumed as accurate and are not to scale.  
Plan produced using Planup.

**First Floor**  
Approx. 60.8 sq. metres (654.1 sq. feet)



**Second Floor**  
Approx. 62.2 sq. metres (669.0 sq. feet)



# Brookes Bliss

These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

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