



10 CASTLE STREET  
Hereford, HR1 2NL



**10 Castle Street  
Hereford  
HR1 2NL**



In one of the city's most sought after locations and available for the first time in nearly 40 years, a very handsome and spacious late Georgian town house within a stone's throw of Hereford Cathedral and its associated schools.

**Guide Price £895,000**

**Situation and description**

This lovely Listed period property is located in the heart of the city in a protected conservation area, and just a stone's throw from the Cathedral and its associated schools. Extensive shopping facilities and restaurants are also within easy walking distance, together with some lovely walks in neighbouring parks and along the beautiful River Wye.

Offering adaptable living space over five floors, No.10 Castle Street has been a much-loved family home for many years and offers plenty of space for a growing, or already large family. Still retaining many original features this handsome house includes a large and modern kitchen, a very useful one-bedroom basement flat, ample bedrooms, an enclosed garden at the rear and its own garaging.

From Castle Street a few steps lead up to the front door which opens into a long reception hall with picture and dado rails and decorative archways. The drawing room lies at the front of the house and has an open fireplace at one end and a shuttered sash window overlooking Castle Street. The kitchen/dining room lies at the rear of the house and offers plenty of light and space. There are windows overlooking the rear gardens and plenty of fitted cupboards and a range of built-in appliances including an induction hob, double oven, dishwasher, and fridge/freezer. Access can then be gained to a useful cloakroom and to the rear gardens.

From the reception hall a wide half turn staircase rises all the way up through the house. On the first floor the front room is light and spacious with two sets of glazed doors leading to a wrought iron balcony overlooking Castle Street and the entrance to Castle Green. It currently serves as a bedroom but is potentially the principal reception room. An inner landing provides access to a second bedroom with sash window to the rear, built-in airing cupboard and separate and well-appointed family bathroom. The staircase continues to the second-floor landing and to two further double bedrooms, both with built-in wardrobes, differing views over the city and another family bathroom. The staircase continues, passing an excellent range of fitted cupboards to the fourth floor where there is a large home office / 5th bedroom with roof lights and exposed timbers and a further

bedroom at the back with far reaching views. Both these rooms are again supported by a modern shower room. This whole floor has ample under-eaves storage space.

**The Apartment**

An additional feature of this lovely house is a self-contained semi-basement flat which provides ancillary accommodation and can also offer income potential. With access at both the front and rear the apartment comprises a large living room, galley kitchen, double bedroom, and bathroom.

**Outside**

This very attractive Georgian town house is approached from Castle Street with steps up to the main house and front door and steps down to the apartment and separate cellars. At the rear the property is approached from East Street across the Council car park and has the benefit of a detached triple garage which is particularly useful for a town house. The gardens then lie at the rear and are enclosed by walling on all sides and include a vegetable section with raised beds, floral borders, a greenhouse and seating areas. Steps then provide separate access again to the apartment.

**Services and considerations**

All mains' services are connected. The house is Grade II\* listed and in a conservation area. There is a central heating system throughout the house, with a gas boiler in the semi-basement. For flexibility of control, the system is zoned by floors (except that the 2<sup>nd</sup> and 3<sup>rd</sup> floors are on a single zone) and most of the radiators have thermostatic valves. The gas boiler also provides hot water to all floors except the semi-basement, where there is an independent, electric water heater. The shower room on the 3rd floor has an electric shower. 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. Rights of Way – The Vendors have prepared a factsheet to assist prospective purchasers and their Solicitor.  
Council Tax Band: F / EPC N/A  
Broadband Fibre / Mobile Coverage 4G

**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.



Ground floor drawing room & kitchen/dining room





First Floor two bedrooms and supporting bathroom





Second floor two further bedrooms and bathroom





Third floor further bedrooms and shower room



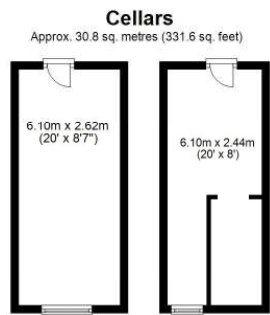


Semi-Basement Flat living room / galley kitchen, bedroom & bathroom

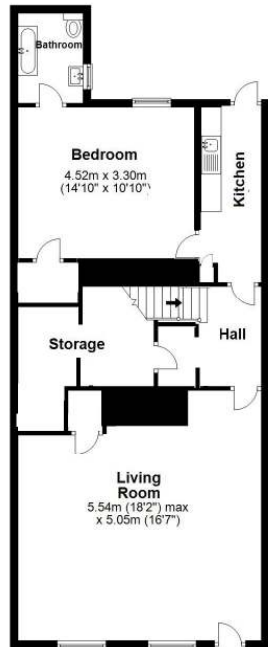




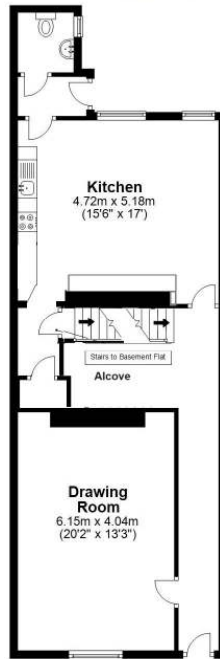




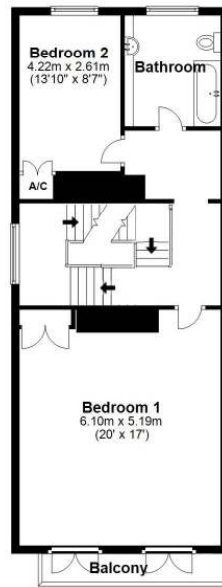
**10 Castle Street Basement Flat**  
Approx. 66.4 sq. metres (714.3 sq. feet)



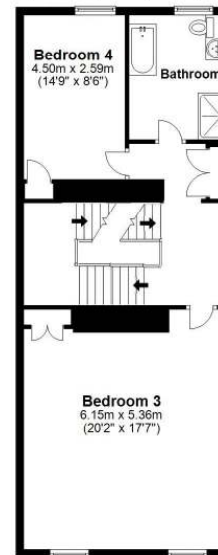
**10 Castle Street Ground Floor**  
Approx. 76.0 sq. metres (818.0 sq. feet)



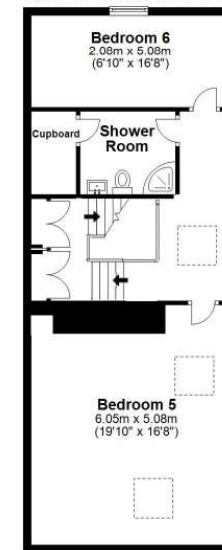
**10 Castle Street First Floor**  
Approx. 71.2 sq. metres (766.4 sq. feet)



**10 Castle Street 2nd floor**  
Approx. 72.8 sq. metres (783.4 sq. feet)



**10 Castle Street Third Floor**  
Approx. 67.1 sq. metres (722.0 sq. feet)



→ All arrows point downstairs

Total area: approx. 384.2 sq. metres (4135.6 sq. feet)  
Floorplans are for guidance purposes only and should not be taken as accurate. Brookes Bliss Ltd  
Plan produced using PlanUp.

**Directions ///feel.leader.list**

Castle Street lies on the eastern side of Hereford Cathedral and can be approached on foot across the Cathedral Close. By car take the A438 towards Ledbury passing along Blue School Street before turning right at the junction with Commercial Road into Union Street and follow the one-way system bearing left at St Peters Square into St Owens Street. Continue almost to the end before turning right into Cantilupe Street and first right into St Ethelbert Street and then Castle Street, where the property will be found on the right-hand side. It is the left hand one of a matching pair of houses set back from the pavement.

# Brookes Bliss

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