



9, Church Street, Leominster, HR6 8NE  
Price £485,000

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## 9, Church Street Leominster

An elegant Georgian double fronted family home which has accommodation over four floors and is situated within the market town of Leominster. The property offers flexible accommodation and boasts many character features synonymous with the era including exposed wall and ceiling timbers, sash windows and original fireplaces. There are 3/4 reception rooms, 4/5 double bedrooms a cellar and courtyard garden.

### FEATURES

- Georgian Grade II Listed House
- 3/4 Reception rooms
- 4/5 Bedrooms
- Original character features throughout
- Elegantly presented and decorated
- Leominster town centre location

### Material Information

**Price** £485,000

**Tenure:** Freehold

**Local Authority:** Herefordshire

**Council Tax:** E

**EPC:** (null)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

Energy Performance  
Certificate not required  
on Listed Buildings



## Introduction

9 Church Street, of which the front dates back to the mid 18th Century, with the rear potentially earlier still, enjoys beautiful and elegantly presented accommodation of which the ground floor comprises; dining hall, study, drawing room, kitchen, reception room/ground floor bedroom, cloakroom and utility. The first floor comprises; sitting room, two/three bedrooms, cloakroom and family bathroom. The third floor comprises; two double bedrooms one of which has an en-suite shower room. In addition there is a cellar and well stocked courtyard garden.

## Property Description

The front door opens into the dining hall where you are greeted by original character features such as exposed timbers and sash windows which flow throughout this beautifully presented Georgian home. The dining hall provides space for an eight seater table and chairs with space for a dresser. To the right is the reception room which is currently being used as a bedroom. There is a window to the front, fireplace with electric fire inset and a door leading to the hallway. From the dining hall is the study area with built in cupboards and a window to the side. The drawing room has oak flooring with a window and door to the garden. There is a fireplace with inset wood burning stove which creates a focal point to the room. Off the drawing room is the utility which has space for a washing machine and tumble dryer and a cloak room which is fitted with a WC and basin. The kitchen/breakfast room has freestanding base units with oak worktops and an inset Belfast sink. There is a Rangemaster cooker with five ring gas hob and space for a fridge/freezer

and dishwasher. From the kitchen is a door to the courtyard.

From the hallway the staircase rises to the first floor landing. To the right is the sitting room which is a grand room with two sash windows to the front and a marble surround fireplace inset with gas fire. Bedroom one is a double with exposed timber vaulted ceiling and a feature fireplace inset with gas fire. There is a cloakroom fitted with WC and basin and a fabulous dressing room with built in wardrobes and space for freestanding wardrobes and chest of drawers. The family bathroom is located on this floor and has a WC, two basins, a shower cubicle and freestanding roll top bath. There is a large window which has a stained glass to provide privacy and a chrome heated towel rail.

The staircase rises to the second floor landing. Bedroom four is a double with a bespoke oak staircase rising to the shower room which is fitted with a WC, basin and shower cubicle. Bedroom five is a double with built in storage and a feature fireplace.

## Garden

The courtyard is fully enclosed and has a raised border stocked with pretty flowers, shrubs and plants. There is box hedging and a mature Acer tree. The courtyard provides space for al fresco dining in the warmer months and is a wonderful place to sit with a glass of wine on an evening.

## Parking

Residents parking is available and a number can be obtained per household.

## Location

The popular market town of Leominster boasts a wealth of local shops, a weekly





open air market, national supermarkets and a host of recreational facilities. Transport facilities are ample with good road links to larger towns and regular bus and train routes. Hereford City is located approximately 12 miles away and offers extensive entertainment and leisure facilities and a wide range of national and chain stores.

### Services

All mains services are connected.  
Herefordshire Council Tax Band E  
Tenure: Freehold

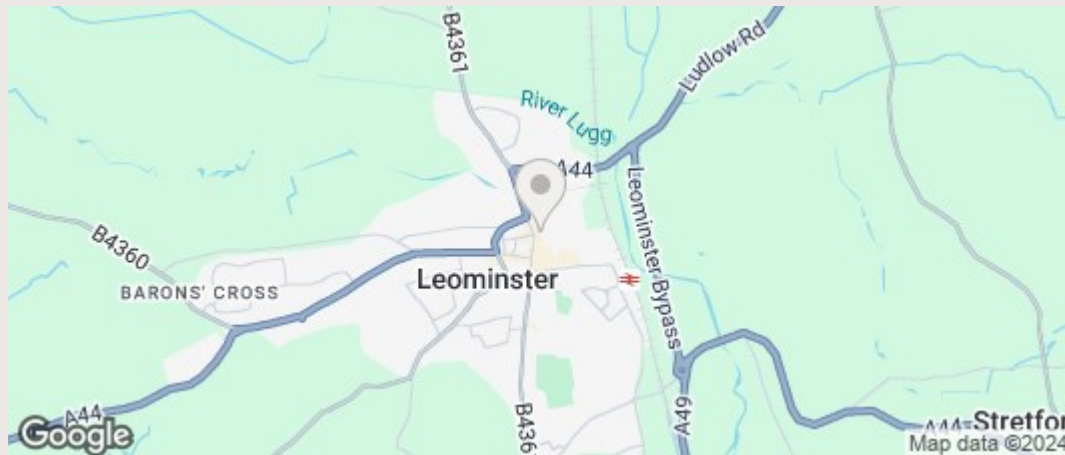
### Agents Note

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £10 +VAT (£12.00 inc. VAT) per purchaser in order for us to carry out our due diligence.



### DIRECTIONS

From our Leominster office, proceed along Church Street where the property is located after a short distance.







We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

# COBB AMOS

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