



91, Bargates, Leominster, HR6 8QS  
Offers In The Region Of £575,000

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# 91, Bargates Leominster

A grand, period, detached, four double bedroom family home with the advantage of being within close walking distance to the market town of Leominster. The property has original character features including high ceilings, stained glass door and large windows. In addition there is a coach house, a beautiful, well stocked garden and off road parking. Viewing is highly recommended to appreciate the property and all it has to offer.

## FEATURES

- Period Property
- Coach House with planning permission submitted for conversion (on hold\* please see agent note)
- Four reception rooms
- Four double bedrooms
- Pretty colourful, well stocked garden
- Off road parking

### Material Information

**Offers In The Region Of** £575,000

**Tenure:** Freehold

**Local Authority:** Herefordshire

**Council Tax:** E

**EPC:** D (56)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



## Introduction

Situated within the market town of Leominster is this period detached home with coach house, garden and off road parking. The property boasts original character throughout and has flexible accommodation comprising entrance, living room, sitting room, inner hall, kitchen, dining room, sunroom, shower room, four double bedrooms and a family shower room. The coach house has had planning permission submitted to be converted and there is a pretty garden and ample parking.

## Property Description

Steps lead up to the porch where you have space to each side for boots and a door with beautiful stained glass panels opening into the entrance hall. Here you are greeted by high ceilings and light, airy and neutral decoration which flows throughout the property. To the left a door opens to the sitting room which has a window to the front allowing natural light to flood the room and an electric fireplace which creates a cosy focal point. To the right, the living room mirrors the sitting room. There are dual aspect windows to the front and side and a electric fireplace with wooden mantle. The dining room provides ample space for a table and chairs and has a window and door to the side. There is a feature fireplace. The inner hall has a useful pantry cupboard where the fridge freezer is housed, the staircase to the first floor and access to the kitchen. The kitchen is fitted with wall and base units, Belfast sink and inset range cooker with gas hob.

From the kitchen a door opens to the sun room. This is a great room with large windows and French doors which open to the front courtyard creating an ideal space for entertaining, facing East enjoys the morning sunshine. This room could be used as a additional sitting room, games room or perhaps a larger dining room. The shower room which is fitted with a WC, basin and shower cubicle. From the inner hall the staircase rises to the first floor landing where there is space for decorative furniture. All four of the bedrooms are double sized with bedrooms one and two being at the front of the property and bedrooms three and four to the rear. The family shower room is fitted with a WC, basin and shower cubicle. The cellar is accessed from the inner hall with steps leading down to the two rooms which have power.

## Garden

The garden has been lovingly tended over the years by the vendors and enjoys an abundance of colour. There are lawned areas and beds stocked with flowers, shrubs and trees, seating areas to sit and survey the garden and a patio area for alfresco dining and entertaining.

## Coach House

The Coach House is currently used for storage and workshop. Stairs rise to the first floor which is currently separated into two rooms. Planning is currently submitted on The Old Coach House to be changed into a dwelling for a relatives annex or a rental property. This is currently on hold due to phosphates - Planning ref: P213410/F









## Services

All mains are connected.

Herefordshire Council Tax Band E

## 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.

## Agents Notes

Planning is currently submitted on The Old Coach House to be changed into a dwelling as a relatives annex or a rental property. This is currently on hold due to phosphates - Planning ref: P213410/F

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## DIRECTIONS

From Leominster town centre proceed west on the A44 Bargates where the property can be found on the left hand side just after Westfield Walk.











Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1

Approximate total area<sup>(1)</sup>

2084.78 ft<sup>2</sup>  
193.68 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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.



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