



Lavender House, Lavender House
Richmond Villas, Barons Cross Road, Leominster, HR6 8RS

Price
£380,000

COBB
AMOS

SALES | LETTINGS | AUCTIONS | NEW HOMES

Lavender House, Lavender House

Richmond Villas Barons Cross Road

Located on the outskirts of the popular market town of Leominster is this stunning five bedroom, semi detached Victorian family home which offers extensive and flexible living accommodation. The property boasts enclosed garden, ample driveway parking, basement and large kitchen/dining room. A viewing is highly recommended to appreciate the quality of accommodation on offer!

- Period house
- Beautifully presented, character accommodation
- Five bedrooms, three ensuite
- Large kitchen/dining room
- Driveway parking
- Convenient location

Directions

From Leominster town centre, proceed west on the A44 Bargates Road leading onto Barons Cross Road. Lavender House is located on the right hand side approx 50 metres past the roundabout.



Introduction

An outstanding Victorian semi detached house which offers substantial accommodation over four floors. The property has accommodation comprising; entrance hallway, lounge, kitchen/family room, dining room, downstairs cloakroom/wet room, utility room, five bedrooms, three with ensuite, family bathroom, and basement. The property benefits from pleasant outside space, gas central heating and ample driveway parking.

Lavender house previously has been successfully run as a guest house and is therefore equipped with the necessary building regulations and health and safety standards, low level lighting, a hard wired electrical system, smoke alarms and sound insulation. The property would also suit multi generation living.

Property description

The coloured glass panelled oak front door opens into the porch where there is a quarry tile floor and space for shoes. An internal door opens into the entrance hall where you are immediately greeted by high ceilings, decorative arch and light, airy accommodation which flows through this beautifully presented property. The hallway has space for furniture as well as providing access to the living room, dining room, shower room, basement and stairs to the first and second floors. To the left a door opens into the living room which has a large bay window overlooking the front, flooding the room with natural light, a decorative ceiling rose and there is a feature gas fireplace creating a cosy focal point. The shower room is a wet room with a wc, basin and shower. The dining room has a window to the side and a feature fireplace and flows into the kitchen. The kitchen/dining room really is the heart of the home with a recently fitted modern kitchen that has an island. There is a Rangemaster cooker, space for a dishwasher and a sink with a window above looking over the garden. The dining area creates space for table and chairs and ensures you never miss out on any entertainment time with your guests. From the kitchen a door opens to the utility room where there is an additional base unit, pantry shelves, ample space for a fridge, freezer, and plumbing for a washing machine. There is also access to the rear garden and access into the fifth bedroom which is currently being used as a gym but would also be an ideal home office or study with a window overlooking the garden.

First floor

From the entrance hall stairs rise to the first floor landing where there are two bedrooms and the family bathroom. Bedroom one is called Lily and is a generous double with two windows overlooking the front. Bedroom two, Lilac, is also a double with a window to the rear and benefits from an en-suite shower room and built in storage cupboard. The family bathroom is fitted with a four piece suite including a separate shower cubicle. The staircase rises to the second floor where there is a landing which would be suitable to have as a reading area and access to the third and forth bedrooms. Both these rooms are doubles benefitting from en-suite shower rooms and built in wardrobes. Bedroom three is called Jasmine and has a window to the rear and bedroom four is called Poppy with a window to the front. The entrance hall has access to the basement which has been converted and is carpeted with neutral decoration. There is ample storage space.

Garden and parking

The front of the property is approached through double wrought iron gates and has been laid to decorative stone with a stone wall border creating privacy. The current vendors have created a seating area and there is a useful shed. To the side of the property double wooden gates opens into the garden. This has also been laid to decorative stone with areas for pot plants and seating to really enjoy the warmer weather. There is ample parking space for a number of cars on the property driveway.

Services

All mains connected.

Herefordshire Council Tax Band D

Location

Bargates is within close walking distance of Leominster town centre. This is a popular market town and 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.

Do you have a property to sell or rent?

We offer a free market appraisal and according to Rightmove we are the number one agent across our region for sales and lets agreed*

* Rightmove Intel - HR1, HR2, HR3, HR4, HR5, HR6, SY7, SY8 LD7, LD8



