

9 Victoria Court, Hereford, HR4 0AW
Guide price £420,000



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Council Tax Band: D

A light-filled and unusually spacious 1,565 sq ft apartment with soaring ceilings, period charm, and an airy open feel – all set within an iconic Victorian building just minutes from Hereford city centre

SITUATION & DESCRIPTION

Set within the distinctive Victorian architecture of the former Victoria Eye Hospital constructed in 1889, this striking first-floor apartment combines period grandeur with modern practicality. The eye hospital was closed in 2001 and the site of around an acre in all was developed into beautiful homes with a communal seating area. Located just a few minutes' walk from Hereford city centre, the property offers remarkable convenience for shops, restaurants, theatre, cinema, supermarkets (Aldi and Sainsbury's), and travel links – including regular bus routes and Hereford train station (15–20 minutes on foot).

Converted with care to preserve its historic charm, Victoria Court remains one of Hereford's most recognisable buildings. This generous apartment occupies part of the original hospital and features soaring ceilings, sash-style windows, and well-maintained communal areas. The city's green spaces, the Courtyard Theatre, and the River Wye are all within easy reach, making this an ideal base for those wanting a vibrant and walkable lifestyle with a sense of history.

THE PROPERTY

Accessed via a secure entry system with intercom and camera, this first floor apartment opens into an elegant reception hall leading through to an inner hallway with a large cloaks cupboard. Unusually for an apartment, it also benefits from a separate utility room, and a boarded loft storage accessed from the inner hallway.

The spacious drawing room has a vaulted ceiling and full-height windows, while the large kitchen/dining room is fitted with bespoke units, granite worktops, and a breakfast bar, ideal for entertaining.

There are three bedrooms, with the third currently arranged as a study (with boiler

cupboard). The main bedroom includes an en-suite bathroom with a jacuzzi-style bath, while a separate shower room serves the rest of the apartment. High-quality finishes include gas underfloor heating, reconstituted stone tiles, and a room-to-room speaker system.

Outside, there is one allocated parking space, additional visitor parking, and a landscaped communal seating area.

PRACTICALITIES

Services: Mains water, drainage, gas and electricity. Gas-fired underfloor heating.

Tenure: Leasehold

Management and Service Charge - details to follow

EPC Rating: E

Local Authority: Herefordshire Council

Council Tax Band: D

AGENTS NOTE

Various items of furniture may be available by way of separate negotiation. Please ask for further information.









Character & Country

PROPERTY SPECIALISTS

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- IMPRESSIVE FIRST-FLOOR APARTMENT IN A LANDMARK VICTORIAN BUILDING
- THREE BEDROOMS – ONE EN SUITE, ONE CURRENTLY USED AS A STUDY
- VAULTED CEILINGS, TALL SASH-STYLE WINDOWS, AND PERIOD DETAILING
- LARGE BESPOKE KITCHEN/DINING ROOM WITH INTEGRATED APPLIANCES
- SPACIOUS DRAWING ROOM WITH DECORATIVE STONE FIRE SURROUND
- SEPARATE UTILITY ROOM AND LOFT STORAGE AREA
- UNDERFLOOR HEATING AND ROOM-TO-ROOM SPEAKER SYSTEM
- ALLOCATED PARKING SPACE AND 3 VISITOR PARKING SPACES, BICYCLE RACKS
- JUST MINUTES FROM CITY CENTRE, SUPERMARKETS, AND THEATRE
- WALKING DISTANCE TO TRAIN STATION AND REGULAR BUS SERVICES

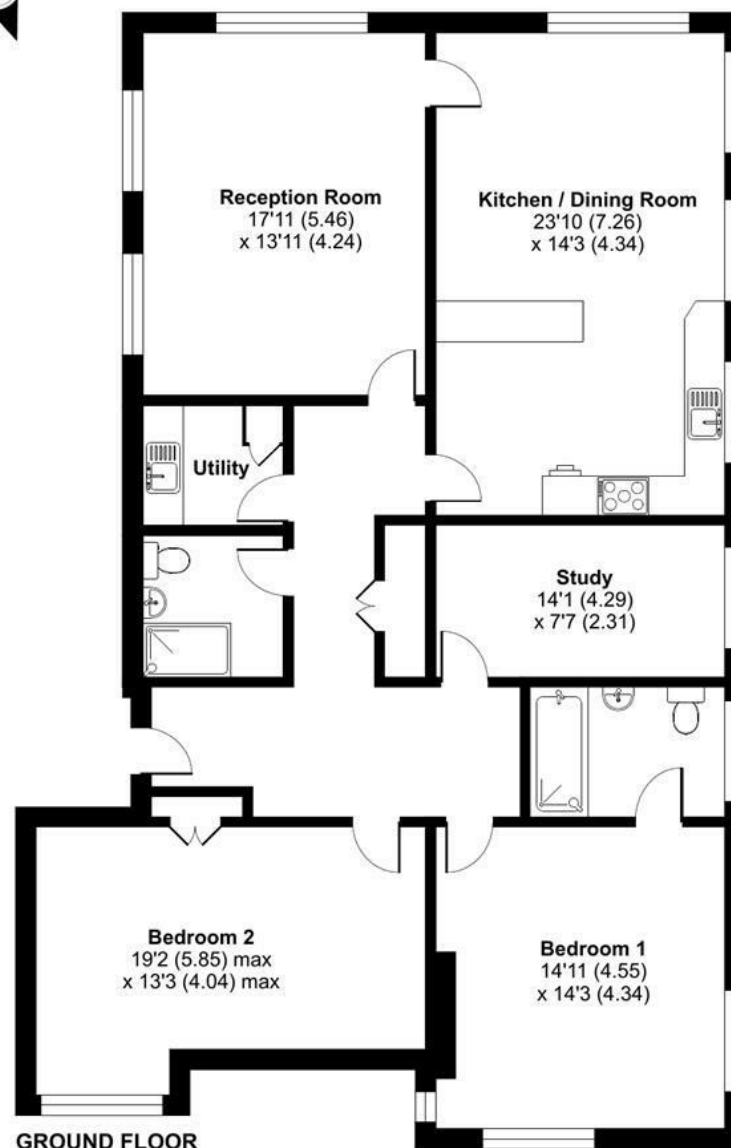
Victoria Court, Hereford, HR4

Approximate Area = 1565 sq ft / 145.3 sq m

For identification only - Not to scale



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | 58 |
| (39-54) E | 40 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Character & Country. REF:1279164