

6, Baggallay Street, Hereford, HR4 0DZ
Price £599,950

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6 Baggallay Street Hereford

An imposing, detached family home with outbuildings which has been subject to extensive recent refurbishment to a high standard throughout and occupies a plot of approximately a fifth of an acre. The well appointed and modern accommodation is complimented by dual driveway, one of which is wide enough for a car and trailer to go to the workshop. Large private rear gardens with a stable block and workshop at the rear, which could be converted to an annex, Air B&B, workplace, studio etc. (all subject to the usual permissions) The current vendors have also been granted detailed planning permission for a 2 storey extension to the side adding an additional reception room and 4th bedroom. OFFERED WITH NO ONWARD CHAIN.

- Detached family home with stable block & workshop
- Fully refurbished to a high standard
- Three/four double bedrooms
- En-suite shower room & walk-in wardrobe
- Large open plan kitchen/dining/sitting room
- Planning permission for 2 storey extension
- Garden approx 1/5 acre, Garage & dual driveway at the front
- NO ONWARD CHAIN

Material Information
Price £599,950
Tenure: Freehold
Local Authority: Herefordshire
Council Tax: F
EPC: D (67)
For more material information visit www.cobbamos.com



Introduction
This period residence has recently fitted gas centrally heated and double glazing and comprises; spacious hallway, separate dining room/bedroom, downstairs WC, and carpeted stairs with glass panels and stainless steel rails. At the front of the property is the dining room/bedroom with dual aspect windows. A glazed door leads to the kitchen which comprises of hi gloss units under a quartz worktop with inset Neff induction hob and hidden extraction fan unit, Bosch double oven, and integrated Bosch dishwasher and fridge. The utility room has a Worcester wall mounted boiler, further cupboard units and quartz worktop with space for freezer, space and plumbing for washing machine and tumble dryer and a door to the side of the property. The kitchen is open plan to the dining/sitting/family room which benefits from full width bi-fold doors to the rear garden, windows to the side and air conditioning unit. Stairs rise from the hallway to the light and airy gallery landing area with glazed balustrades, window to the front and doors to all rooms. The master bedroom has dual aspect windows, fully tiled en-suite with walk-in shower and fitted units, a walk-in wardrobe with ample shelving and hanging space. Bedrooms two and three are both good size doubles with double glazed windows, the family shower room consists of fully tiled walls and floor, walk-in shower unit and fitted units.

Property Description
The property is entered via the canopy porch through the main entrance door into the spacious entrance hall with doors leading off, including downstairs WC, and carpeted stairs with glass panels and stainless steel rails. At the front of the property is the dining room/bedroom with dual aspect windows. A glazed door leads to the kitchen which comprises of hi gloss units under a quartz worktop with inset Neff induction hob and hidden extraction fan unit, Bosch double oven, and integrated Bosch dishwasher and fridge. The utility room has a Worcester wall mounted boiler, further cupboard units and quartz worktop with space for freezer, space and plumbing for washing machine and tumble dryer and a door to the side of the property. The kitchen is open plan to the dining/sitting/family room which benefits from full width bi-fold doors to the rear garden, windows to the side and air conditioning unit. Stairs rise from the hallway to the light and airy gallery landing area with glazed balustrades, window to the front and doors to all rooms. The master bedroom has dual aspect windows, fully tiled en-suite with walk-in shower and fitted units, a walk-in wardrobe with ample shelving and hanging space. Bedrooms two and three are both good size doubles with double glazed windows, the family shower room consists of fully tiled walls and floor, walk-in shower unit and fitted units.

Garden & Parking
The front of the property is approached via dual driveways, one leading to the garage through double wooden doors and having window and pedestrian door to the side. The second drive leads to gates which give access to the rear of the property including the stables and workshop. The front is mainly laid to lawn with borders and enclosed by brick wall. Gates give access to the rear via gravel driveway which extends the length of the garden and leads to the workshop with double wooden doors and the range of brick built stables which all have a window and wooden stable door to the front and are interconnected at the rear. The main rear garden is of generous proportions and has patio, lawn and various borders housing a variety of plants, shrubs and bushes all set against a back drop of the impressive Trinity Church.

Location
Located in the popular residential area of Whitecross, just under a mile west of Hereford city centre. There are a wealth of nearby local amenities to include pubs, cafe, petrol station, launderette, local shops, butcher, church, supermarkets, primary & secondary schools. The more extensive amenities can be found in the city centre, within walking distance and with regular bus services.

Services
All mains services are connected.

Herefordshire Council Tax Band - F

Tenure - Freehold

Broadband
The table shows the predicted broadband services in your area.
Broadband type Highest available download speed Highest available upload speed Availability
Standard 16 Mbps 1 Mbps Good
Superfast 80 Mbps 20 Mbps Good
Ultrafast 8000 Mbps 8000 Mbps Good
Networks in your area - Openreach, Zzoomm
Click on a network's name to be directed to a website where you can find out about service availability and how to request a service from them or one of their partners.

Indoor Mobile Coverage
Data last updated: December 2024, based on the latest data available to Ofcom.
Provider Voice Data
EE Limited Limited
Three Limited Limited
O2 Likely Likely
Vodafone Likely Likely

Outdoor Mobile Coverage
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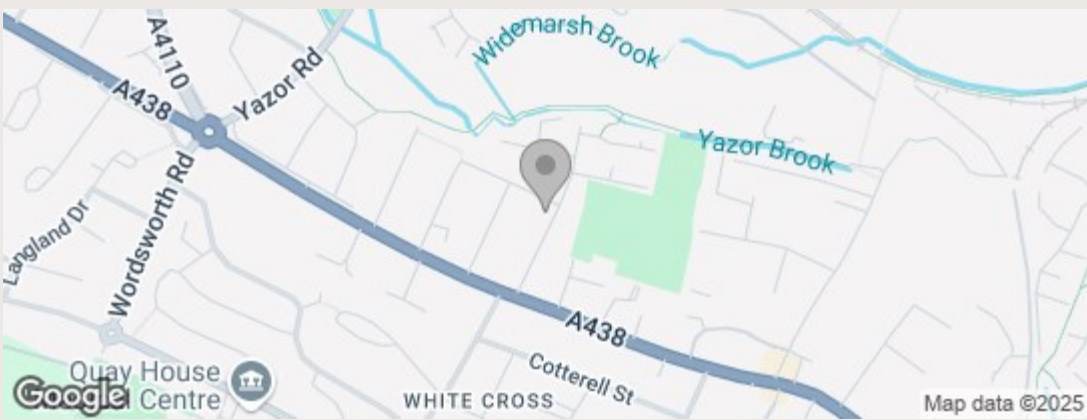
The Money Laundering Regulations
In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £20 +VAT (£24.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

Please note that the dimensions stated are taken from internal wall to internal wall.



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.

Directions
Proceed out of the city along the A438 Whitecross road, passing Sainsburys on the left hand side, Holy Trinity church on the right hand side then take the next right into Baggallay Street. The property will then be seen on the right hand side.



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