



Aylestone House, 10 Aylestone Hill, Hereford, HR1 1HS
Guide Price £850,000

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Aylestone House, 10 Aylestone Hill Hereford

Welcome to Aylestone House, 10 Aylestone Hill. This is a beautiful example of a five bedroom Grade II Listed Georgian Town House, and possibly your only chance of a property like this becoming available to buy in this location. The house oozes period features, is incredibly spacious and has full planning permission for a rear extension that would create a stunning kitchen/dining/family room. Externally there is a large walled garden, double garage and ample driveway parking. WE ARE HOLDING AN OPEN DAY ON 10th May BY APPOINTMENT ONLY, CALL OUR HEREFORD OFFICE TODAY 01432 266007 TO AVOID THE DISAPPOINTMENT OF MISSING OUT.

FEATURES

- Grade II listed Georgian townhouse
- Five bedrooms & Three Receptions Lounge, snug/office and drawing room.
- Original floorboards & flagstone floors
- Bath & shower rooms to all floors
- Original Georgian fireplaces throughout
- Double garage with large driveway
- Large enclosed mature rear gardens
- Superb prime City centre location
- Planning permission for contemporary Kitchen extension
- No onwards chain

Material Information

Guide Price £850,000

Tenure: Freehold

Local Authority: Hereford

Council Tax: G

EPC: D (59)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Introduction

If you are a fan of a period drama (or even if you're not) you can't deny that Georgian properties offer some of the most pleasing architectural details of any style and this property has this in abundance. Rarely does a property have so much of its original detail left intact but stepping through the front door will delight even the most critical buyer. Classical Georgian architecture from the grand hallway with beautiful turned staircase, original floorboards throughout, fireplaces with marble, tiled insets and cast iron range, stained glass & high ceilings.

You could be forgiven for thinking that properties of this nature require modernising or plenty of upkeep but the good news is that the current owners have carried out a regular schedule of works which includes: new roofs with loft insulation & guttering; repaired chimney; rewired & re-plumbed; re-plastered & painted walls and ceilings are amongst some of the more major works carried out.

We know its a cliché, but this is a property that can really only be enjoyed by making an appointment to view which can be done by contacting our office.

Property Description

Having driven through the wrought iron gates and parked on the ample gravel driveway, you step though the solid wooden front door with covered portico porch and step in to the stunning entrance hall with stripped wooden flooring and amazing staircase rising to the upper floors. Immediately on the left is the lounge with a number of period features including full height stained glass sash windows, which have the original folding shutters to the main windows, there is also a Georgian marble fireplace with inset wood-burner. Original floorboards. Continuing down the inner hall way gives access to the ground floor shower room, study/snug and a large utility room with staircase leading down to the cellar which could be converted subject to planning in to a fabulous cinema

room. Also on the ground floor is the kitchen which is large enough for a table and chairs. It is worth noting that there is a live approved planning application (P220974) for a contemporary modern kitchen extension to the rear.

On the first floor is the magnificent drawing room with oodles of period features including a marble fireplace, the drawing room extends the full width of the house and has three sash windows overlooking the front elevation. Also on this floor is the bedroom one which is double aspect and overlooks the manicured garden, a stunning family bathroom with roll top bath and separate shower enclosure as well as a small cloakroom. Rising up to the second floor where you will find four more bedrooms with a walk-in shower room and one with an en-suite WC.

Garden & Parking

Once you've wandered around the inside of the property its time to take stock of the grounds that come with the property. As previously mentioned there is a large parking area leading also to the two garages, which were completely rebuilt and have the benefit of a new roof and electrics. The front of the property is obscured by mature trees and the side and rear gardens are accessed through a garden gate in the brick wall. The kitchen garden is laid to lawn with perimeter graveled pathways which leads through to the rear garden which again is laid to lawn and has a selection of maturing trees and shrubs providing some welcome shade and privacy.

Location

Considered to be one of the most favoured locations in Hereford living here makes access to all of Herefords facilities really easy as shops, schools, colleges, parks, hospital & train station are within walking distance.

Services

All mains services are connected.

Broadband

OFCOM states that Ultra fast broadband is available with speeds up to 8000 Mbps available.





Indoor Mobile phone Coverage

OFCOM states Mobile coverage is available internally but please check with your provider

Outdoor Mobile phone Coverage

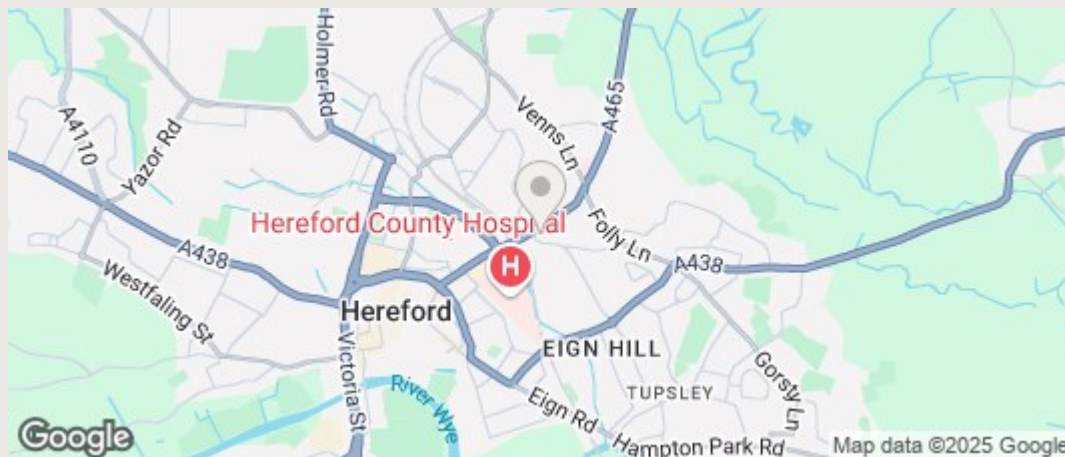
OFCOM states Mobile coverage is available externally but please check with your provider

Money Laundering Regulations

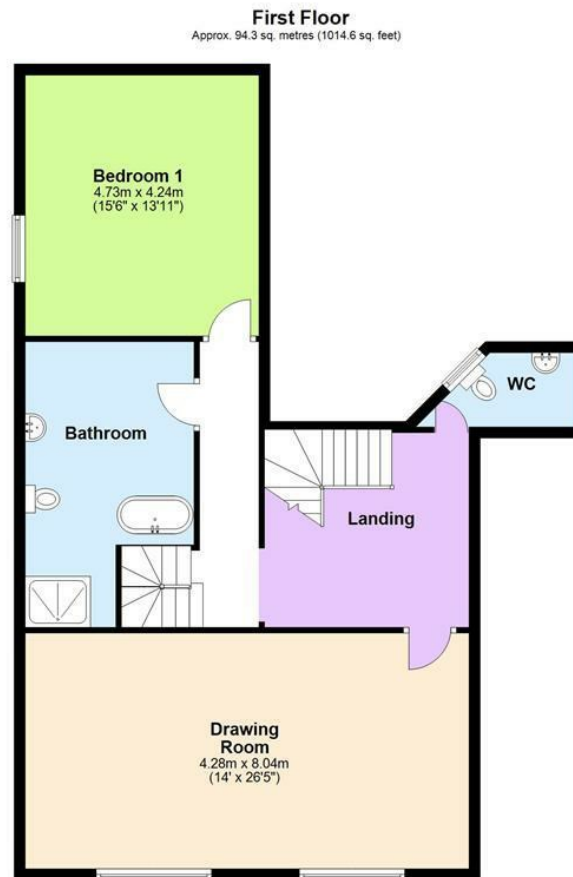
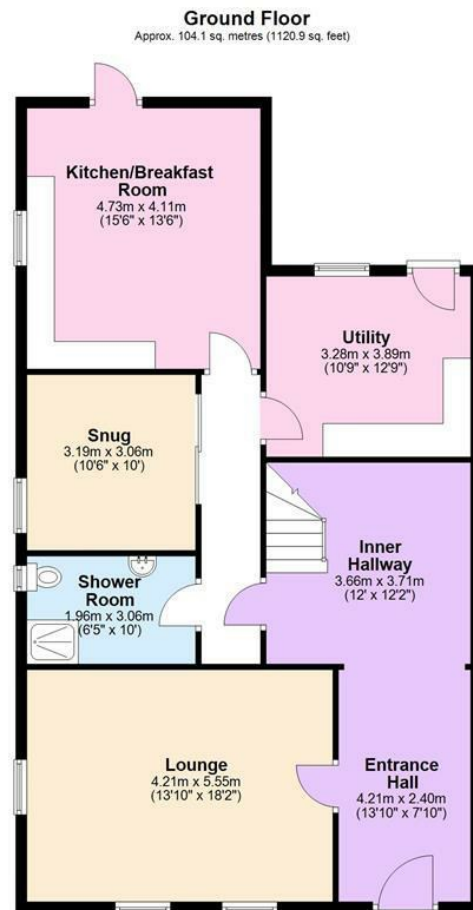
In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of 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.

DIRECTIONS

From Hereford City leave on the A4103 towards Worcester and after passing the train station onto Aylestone Hill the property can be found on the right hand side.







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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