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## **Russell House, 16 St Owen Street, Hereford, HR1 2PL**

*'A distinctive property centrally located in the City of Hereford and offering 'commercial' accommodation on the ground floor with an exceptionally well appointed duplex apartment over. Cellar area and parking to rear'*

**£550,000 (Freehold)**

**Residential Sales and Lettings**

# Russell House, 16 St Owen Street, Hereford, HR1 2PL

## LOCATION

Russell House is located in St Owen Street, within Herefords conservation area, a commercial destination, close to the Town Hall, Shire Hall and professional services practices, retail premises and High Town, Herefords central shopping district. Hereford as a whole offers a range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

## DESCRIPTION

Russell House is a unique period property with an early twentieth century ornate frontage and an appealing character interior which has been comprehensively refitted and reappointed to offer ground floor professional offices/retail premises with a quite exceptional duplex apartment over to include a splendid sitting room and a state of the art kitchen all approached off a grand central stairway centrally heated and with many bespoke double glazed windows. The accommodation in more detail comprises:

### ON THE GROUND FLOOR:

#### Enclosed Entrance Hall

4.6m (15'1) x 1.37m (4'6) (with a

With a 3'6 wide entrance door with two windows over, high ceiling, decorative coving and original tiled floor which leads through a glazed door to the principle reception area.

#### Principle Reception Area

6.12m (20'1) x 2.95m (9'8) (maximum)

With a part tiled floor, decorative cornice work, feature wood grain flooring, period style radiator and mat well to rear lobby.

#### Rear Lobby

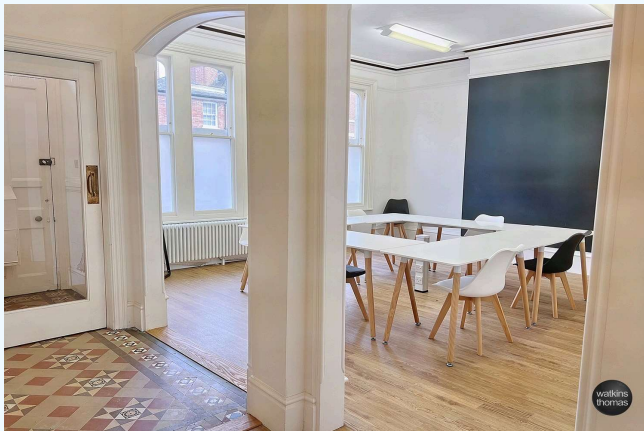
1.37m (4'6) x 1.3m (4'3)

With a six panel door to inner hall and two openings with decorative reveals and archways over to the:

#### Retail/Office Room

5.05m (16'7) x 4.98m (16'4)

With a 10'9 ceiling height with decorative ceiling cornice, picture rail and with a triple sash window unit and single sash window unit to St Owen Street, deep moulded skirting boards, radiator and Karndean wood grain effect flooring. Door to the apartment.



#### Inner Hall

3.71m (12'2) x 13m (42'8) (maximum)

Part with decorative ceiling cornice, Karndean wood grain effect flooring, part painted panelling to walls, windows to the side, wall mounted central heating and domestic hot water control clock, thermostat, door to lower ground floor and door to:

#### Office Room 1

4.39m (14'5) x 4.34m (14'3)

With high decorative painted ceiling cornice, picture rail, deep window, radiator, power points and Karndean wood grain effect flooring. Door to:

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### The Utility/Kitchen

4.17m (13'8) x 1.68m (5'6)

With a sash window, modern base cupboard units with wood block working surfaces over, brick effect tiled surrounds and wall mounted cabinets including glass fronted units. Radiator, 1½ bowl stainless steel sink unit with drainer and mixer tap and Karndeane wood grain effect flooring.



### Office Room 2

4.75m (15'7) x 2.82m (9'3)

With high ceiling, window to rear, Karndeane wood grain effect flooring, and radiator. Feature fire recess with display lights.

### Office Room 3

4.27m (14'0) x 2.26m (7'5)

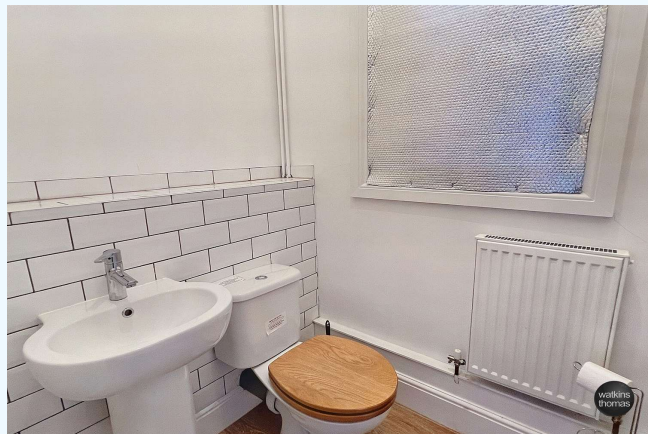
With a sash window to side, door to outside, radiator and Karndeane wood grain effect flooring. Sunken ceiling lights.



### Cloakroom

1.65m (5'5) x 1.3m (4'3)

With a low level wc, pedestal wash basin with mixer tap, part brick effect tiled surrounds, radiator, Karndeane wood grain effect flooring and water heater.



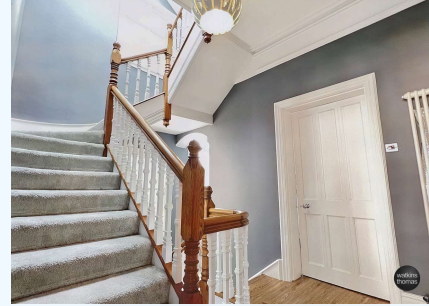
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## ON THE FIRST FLOOR:

### THE RUSSELL HOUSE APARTMENT

#### Principle Landing Area

Having two mezzanine landing areas. The first floor landing area is approximately 14' x 8'4" and is approached from the ground floor over a stairway with a mat entrance and a splendid banister, oak hand rails and newel posts rises to the first floor and then continues to the second floor with further accommodation off. The ceilings are high and corniced, the stairway and some landing areas are carpeted, there is a double glazed window and part has Karndean wood grain effect flooring. On the first landing there is a radiator and doors with six panels lead to a lobby/study area, the kitchen and the living room.



#### Living Room

6.71m (22'0") x 5.11m (16'9")

With a ceiling height of 10'2" this room is unparalleled in terms of its quality and style. Decorative ceiling cornice, picture rail and there is a bank of three sash double glazed windows to the centre, fronting St Owen Street and two further double glazed sash units all with electric roller blinds. Deep skirting boards, wall light points, radiator and banks of power points together with a painted timber fire surround.



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### The Kitchen/Breakfast Room

4.42m (14'6") x 4.39m (14'5")

Exquisite in its style and with sash double glazed windows frosted at low level with clear upper panes, decorative ceiling cornice, sunken ceiling lights, picture rail, Karndean wood grain effect flooring and there is a breakfast bar with Quartz working surface over with mirror surround which extends to a 3'10 by 7'10 breakfast bar and Neff induction hob with with Elica Interstellar extraction hood, built-in Neff slide and hide fan oven, Neff microwave and Neff coffee machine together with built-in fridge and freezer units, Neff dishwasher, carousel corner units, pan unit and a (2'3 x 1'3) Franke sink unit with waste disposal unit and Quooker water tap.

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## The Study/Lobby

2.74m (9'0) x 2.34m (7'8)

With picture rail, upright radiator, Karndean wood grain effect flooring and door to first floor landing.

## First Floor Landing

1.32m (4'4) x 1.12m (3'8)

With a door to the stairway which gives access to the ground floor and matting.

## First Floor Inner Landing

10.97m (36'0) x .99m (3'3)

With double glazed window to the side approached through an archway, coved ceiling, further double glazed window units, radiator and with doors to:

## Bedroom 1

Double glazed modern sash windows with transparent glass at upper levels, radiator, painted timber fire surround with period inset and having a door to:



## En-Suite Shower Room

1.96m (6'5) x 1.68m (5'6)

With high ceiling and suite comprising shower area with Matki enclosure and glass screen with thermostatically controlled shower unit with shower waterfall head over, contemporary style wall hung wash basin with mixer tap and low level dual flush wc. Sash modern double glazed window to the side, ladder type radiator, mirror with back lights and wood grain flooring.



## The Laundry Room

3.56m (11'8) x 2.24m (7'4)

With a double glazed sash window to the side, radiator, wood grain effect flooring and having doors to cupboards and double and single door to the appliance store with washing machine with fitted shelves over, sink unit with mixer tap, fitted shelves and recess for further appliance.

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## Cloakroom

1.85m (6'1) x 1.32m (4'4)

With a high level wc, wash basin with marble surround and mixer tap, double glazed sash window, contemporary style radiator with towel rail and Karndean wood grain effect flooring.



## ON THE SECOND FLOOR:

### Landing

2.69m (8'10) x 2.54m (8'4)

Approached over the fine return stairway and with a roof light, double glazed window to the side, doors to an attic storage space, bedrooms 2 and 3, the bathroom and LINEN CUPBOARD in which there is a radiator.

### Bedroom 2

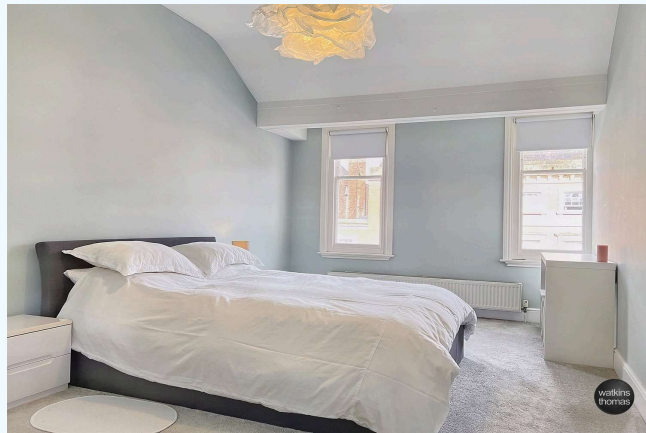
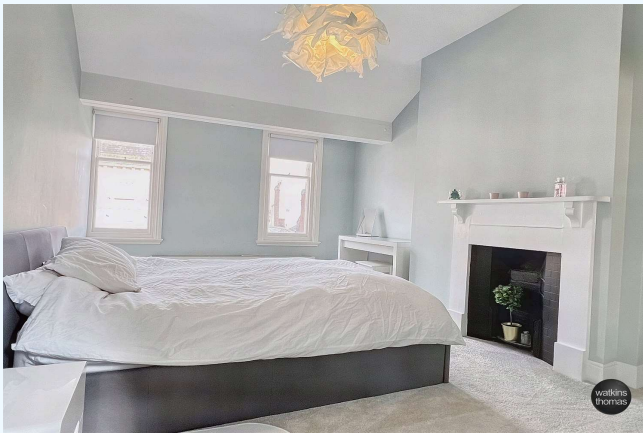
3.96m (13'0) x 3.12m (10'3)

With glazed sash windows to the front and radiator.

### Bedroom 3

5.11m (16'9) x 3.35m (11')

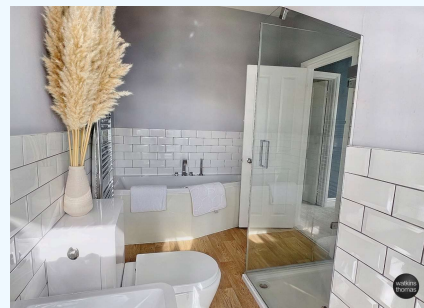
With sash windows to the front, radiator and with a painted timber fire surround with inset.



## Bathroom

3.99m (13'1) x 2.16m (7'1) (maximum)

Suite comprising five sided bath with shower head and mixer tap over and brick effect tiled surrounds which extends around the rest of the bathroom and the 3' x 3' Matki shower enclosure and screen which has a thermostatically controlled shower head. There is also a wide wash basin with mixer tap over and cupboards below together with a low level wc. Extractor units, sunken ceiling lights, ladder type radiator and Karndean wood grain effect flooring.



## Attic Store

Approached off the first floor landing and with an overall length of approximately 32' and being 8'8 from purlin to purlin.

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## ON THE LOWER GROUND FLOOR:

### Cellar

4.78m (15'8) x 4.65m (15'3) (approximately)

With a ceiling height of approximately 6'6" including a BOILER ROOM with a floor mounted gas fired boiler and STRONG ROOM/SAFE

### OUTSIDE:

At the rear of the property there are numerous car parking spaces.

### COUNCIL TAX BAND B

Payable to Herefordshire Council

### SERVICES

It is understood that mains electricity, gas, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

### VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

### FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit [www.watkinsthomas.co.uk](http://www.watkinsthomas.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) or [www.guildproperty.co.uk](http://www.guildproperty.co.uk).

**14th March 2024**

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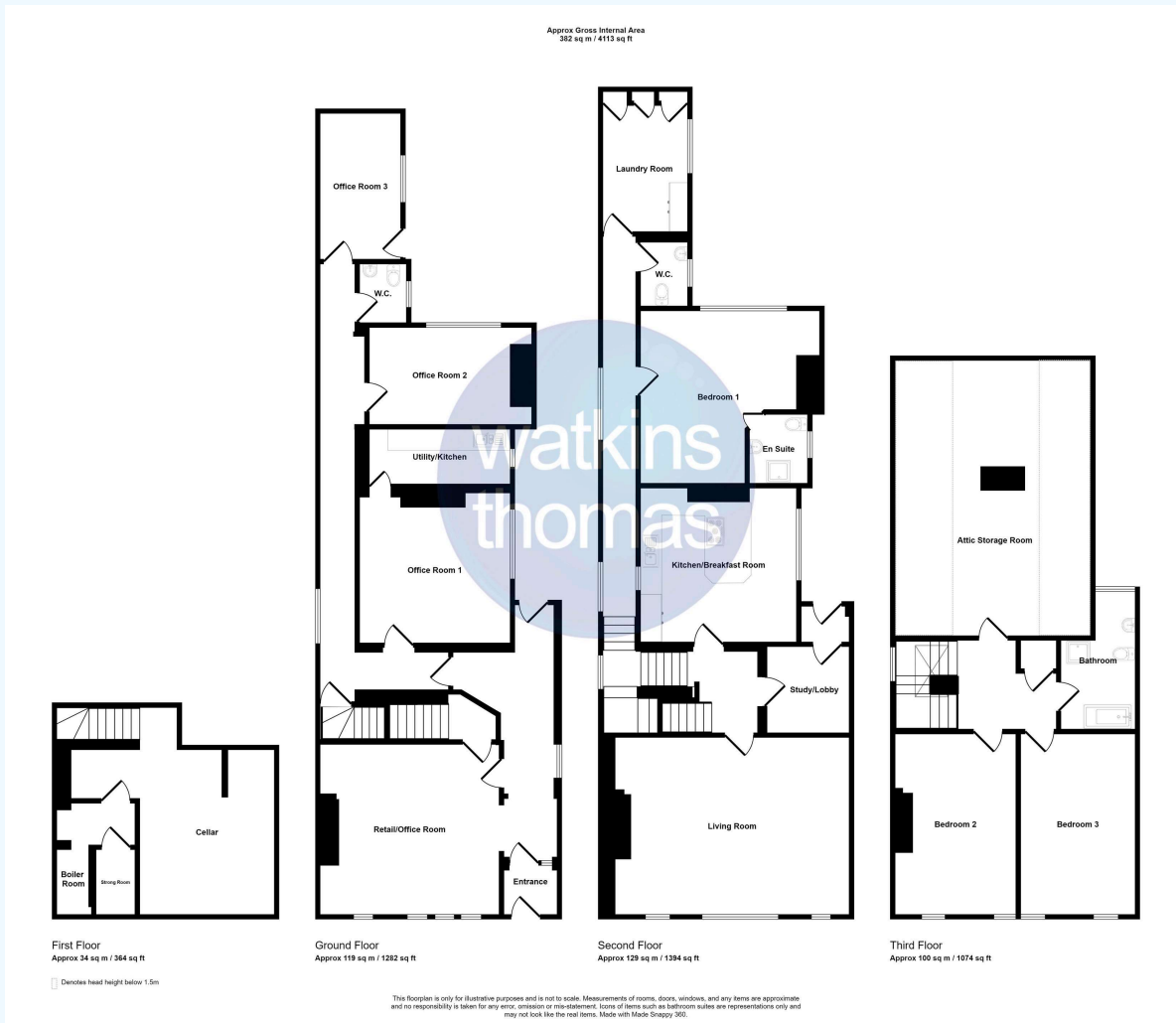
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## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

## FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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