



The Cedars

19 St. Margarets Road
Hereford
HR1 1TS



Price - £825,000

The Cedars, 19 St. Margarets Road, Hereford HR1 1TS

An elegant Victorian residence, in an exclusive residential area, 6/7 bedrooms, 3 reception rooms, (over 2700 square feet) extensive lower ground floor, separate coach house (ideal for conversion), and good sized garden.

An imposing semi-detached period residence, located in a conservation area close to the River Wye and about a mile from Hereford city centre. Local amenities include various shops, churches, a doctor's surgery, a public house, a bus service, and a primary school. The property also lies within the catchment area for The Bishop of Hereford's Bluecoat School, with Hereford Cathedral School (independent) also nearby.

The main accommodation is arranged over three storeys and retains many original features, including sash windows, cornicing, and exposed floorboards. The property benefits from gas central heating and a lower ground floor (which could provide additional accommodation). The roof was replaced a number of years ago. **In total, the accommodation extends to over 3,656 sq. ft.**

There is an attractive approach to the property through original stone pillars leading to a sweeping driveway with ample parking and a good-sized, mainly south-facing garden to the front. To the rear is a courtyard and a former coach house, which would be ideal for conversion into separate accommodation, a gym, studio, or similar (subject to any necessary consents).

The property is further described as follows:-

GROUND FLOOR

Entrance Vestibule

With original tiled floor, window and double doors leading through to the

Reception Hall

With exposed floorboards, radiator, the original entrance doorbells and a staircase leading up to a half landing.

Drawing Room

With an open fireplace with inset and marble surround, a bay window to the front, exposed floorboards and a radiator. Folding hardwood doors lead into the

Dining Room

With an open fireplace tiled inset, hearth and marble surround, exposed floorboards, a vertical radiator, double doors and side windows to the rear.

Lounge

With a wood burning stove in a recessed fireplace, tiled hearth and marble surround, exposed floor boards, window to the front, vertical radiator and a leaded glazed window to the side.

Rear Hall

With a stable door to the rear entrance porch.

Downstairs Cloakroom

With WC, wash handbasin, tiled floor, radiator and window.

Kitchen

Fitted with wood effect wall and base units, work surfaces with tiled splash backs, built in electric oven, 5 ring gas hob and extractor hood, 1 1/2 bowl sink unit, plumbing for a dish washer, radiator and window to the rear.

EXTENSIVE LOWER GROUND FLOOR

With original servant's bells and tiled throughout.

Laundry Room

With feature fireplace and an original cupboard housing a period washing bowl, plumbing for a washing machine.

Workshop

With a range of storage cupboards, an original range, bay window to the front.

Larder

With cold store, meat hooks and window.

Pantry

With shelving and a window to the front.

Boiler Room

Housing the gas fired central heating boiler, hot water cylinder and window.

Store Room

A staircase from the reception hall leads up to the

FIRST FLOOR HALF LANDING

With window and a

Cloakroom

With WC, wash hand basin and radiator, shaver and light point, linen cupboard and window.

FIRST FLOOR LANDING

With doors to the bedrooms and further staircase to the second floor.

Bedroom 1

With built in wardrobes, chest of drawers, radiator, window to the front and door to the

En-suite Bathroom

With a white suite comprising enamel bath with mixer tap, shower attachment and glass screen, wash hand basin, WC, radiator and window.

Bedroom 2

With radiator, windows to both the front and side.

Bedroom 3

With an original fireplace, radiator and windows to the side and rear.

Bedroom 4

With an original fireplace, radiator and window to the rear.

SECOND FLOOR HALF LANDING

With door to the

Shower Room

With a mains shower with side jets, wash hand basin, WC, radiator/towel rail, window to the rear.

SECOND FLOOR LANDING

With access hatch to roof space, radiator.

Bedroom 5

With feature fireplace, window to the front.

Bedroom 6

With feature fireplace, radiator, window to the rear.

Bedroom 7/Study/Potential En-suite

With radiator and window to the front.

OUTSIDE

The property is approached via double iron gates with stone pillars and a driveway with further wood gate which terminates at the front of the property, providing turning and parking space. The majority of the garden lies to the front of the property and is on two levels, mainly lawned with a variety of shrubs and trees and a paved seating area.

There is side access via a drive and gate to the rear courtyard which is concreted and enclosed by a brick wall and fencing. There is a terraced patio and former

Coach House

Which is on two storeys and is currently used for garaging and storage - in need of renovation but ideal to provide additional accommodation or as a home office/studio (subject to the necessary planning consent).

Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating. Telephone subject to transfer regulations.

Outgoings

Council tax band 'G' - £4,048 for 2025/2026
Water and drainage rates are payable.

What3Words

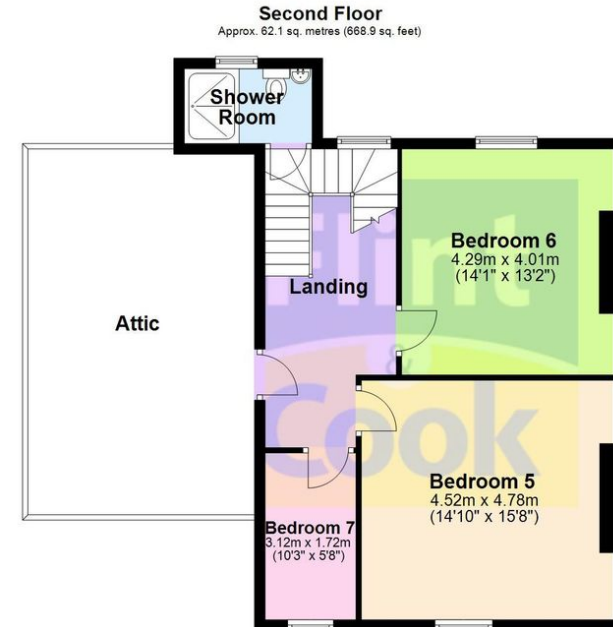
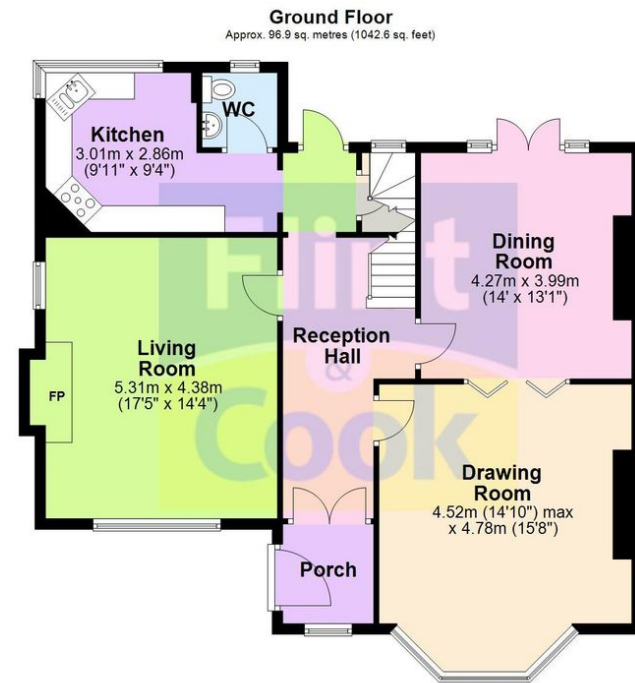
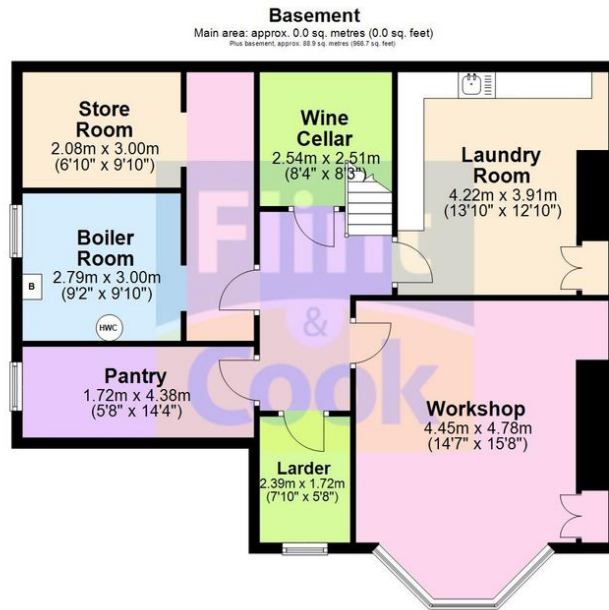
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Money Laundering Regulations

Prospective purchasers are required to provide identification, address verification and proof of funds at the time of making an offer.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	77 C
39-54	E		
21-38	F		
1-20	G		

Main area: Approx. 252.1 sq. metres (2713.6 sq. feet)
Plus basement, approx. 88.9 sq. metres (966.7 sq. feet)



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