



17 Hafod Road, Hereford, HR1 1SG



**Sunderlands**  
Residential Rural Commercial





**17 Hafod Road  
Hereford  
HR1 1SG**

### Summary of Features

- Semi-detached house
- Seven bedrooms
- Sought after residential location
- Spacious and flexible accommodation
- Beautiful landscaped garden
- Character features throughout

**Asking Price £775,000**

Nestled on the charming Hafod Road in Hereford, this impressive semi-detached period property offers a remarkable blend of character and modern living. Spanning an expansive 3,527 square feet, this home boasts an abundance of space, featuring four well-appointed reception rooms that provide ample room for both relaxation and entertaining. With seven generously sized bedrooms, this residence is perfect for larger families or those seeking extra space for guests or a home office. The three bathrooms ensure convenience for all, making morning routines a breeze. The property is situated in a highly sought-after residential location, known for its beauty and proximity to local amenities. The exterior of the home is equally captivating, with a large driveway that accommodates several vehicles, ensuring parking is never a concern. The wonderful landscaped garden offers a tranquil retreat, ideal for enjoying sunny afternoons or hosting gatherings with family and friends. In summary, this exceptional property on Hafod Road presents a unique opportunity to own a piece of Hereford's heritage, combined with the comforts of contemporary living. Do not miss the chance to make this splendid house your new home.

#### **Location**

Enjoying an excellent location within the most desirable of the city's tree-lined Conservation areas, the house is convenient to both the County and Nuffield Hospitals, railway station and the Hereford Sixth Form and Colleges. It is only half a mile to the very centre of the city and the independent Cathedral School or a short stroll to local shop and pub. It also benefits from the many amenities of neighbouring Tupsley offering Ofsted "Outstanding" and "Good" primary schools, GP surgery and pharmacy, butcher and post office. For leisure, the Quarry has a large children's playground, Scout HQ, dog park and open parkland home to numerous football leagues.

#### **Accommodation**

The well presented accommodation comprises: Entrance hall, sitting room, family room, dining room, breakfast room, kitchen, utility, garden room, rear hall and porch, cellar, seven bedrooms, two bathrooms, en-suite shower room, WC and further kitchen area.

#### **Entrance hall**

The original entrance opens into a central hallway featuring beautiful original terrazzo flooring. This hallway

forms the heart of the home, providing access to all principal rooms. From here, stairs rise to the first floor and descend to the cellar, creating a natural flow throughout the property.

#### **Sitting room**

The sitting room is a perfect space for relaxation, offering a warm and inviting atmosphere. At the heart of the room is an open fireplace, complete with an elegant period surround that adds character and timeless charm. A large bay window to the front not only floods the room with natural light but also features partly stained glass, adding a touch of colour and historical detail. The generous proportions of the room provide ample space for substantial furniture pieces, allowing for a comfortable and stylish layout ideal for unwinding or entertaining guests.

#### **Family room**

The family room is a truly exceptional space within the property, combining period charm with modern functionality. At its heart is an original open fireplace with an elegant period surround, adding warmth, character, and a timeless focal point to the room. Generously proportioned, this spacious area provides the perfect setting for both relaxed family living and entertaining guests. Patio doors open directly onto the garden, inviting natural light to flood the room and seamlessly blending indoor and outdoor living. Convenient access to the utility room enhances the practicality of the space, making it as functional as it is inviting.

#### **Dining room**

The traditional dining room offers an ideal setting for entertaining. A large front-facing window floods the room with natural light and features charming partly stained glass, creating a delightful and welcoming ambiance—perfect for both daytime gatherings and evening dinner parties. At the heart of the space is a beautiful original fireplace with a detailed surround, serving as a stunning focal point that enhances the room's period charm and provides a cosy atmosphere during cooler months. Additionally, convenient access to the rear hall and porch allows for smooth flow between indoor and outdoor spaces.

#### **Rear hall and porch**

The porch and rear hall serve as a practical and inviting secondary entrance to the home. This entry point is ideal







for everyday use, offering a convenient transition space between the outdoors and the interior. The covered porch provides shelter from the elements, making it a comfortable spot to pause before entering.

### Breakfast room

The breakfast room functions as a practical and welcoming everyday living space, ideally suited for informal family meals and daily activities. It features an original cast iron Herald cooking range, adding both character and historical charm, while sash windows to the side aspect allow natural light to flood the room, creating a bright and pleasant atmosphere. Convenient access to both the kitchen and utility room enhances the room's usability, making it a central hub of the home. A built-in storage cupboard offers valuable space for keeping essentials neatly tucked away. Generously proportioned, the room easily accommodates a sizeable dining table and chairs, making it perfect for casual dining, homework sessions, or simply gathering together.

### Kitchen

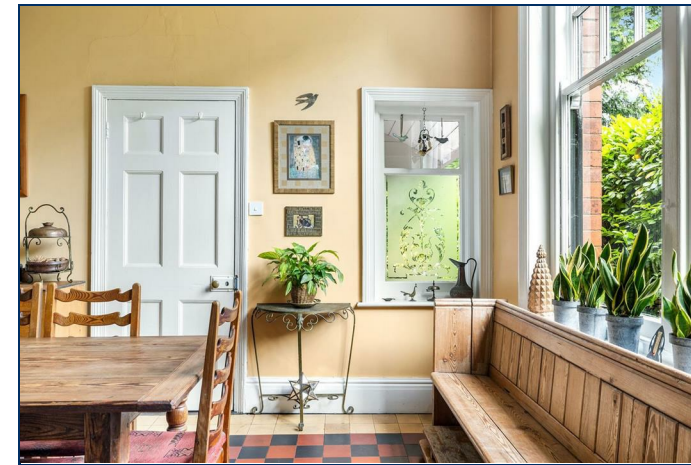
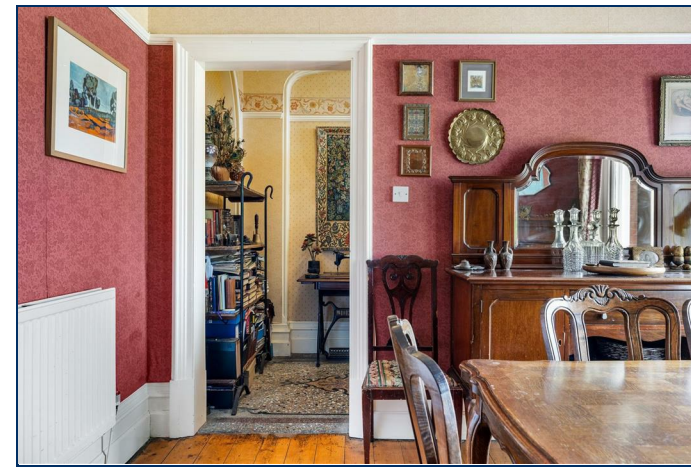
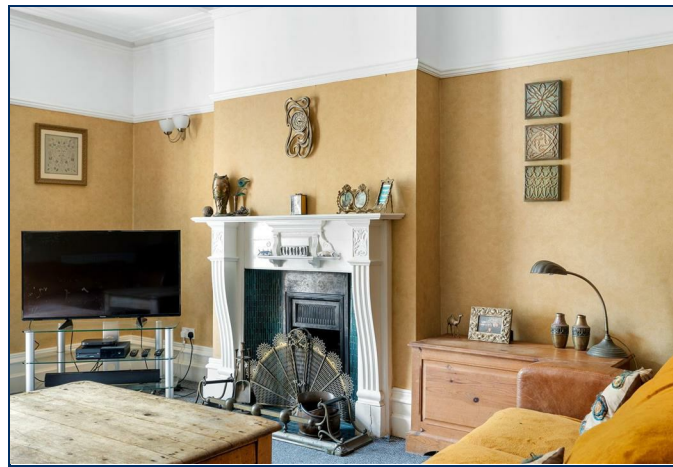
The kitchen is tastefully fitted with a range of base units, providing ample storage and a cohesive, modern look. A stainless steel one and a half steel sink drainer unit is ideally positioned beneath a large rear-aspect window, allowing for plenty of natural light while offering a pleasant view of the garden. There is designated space for freestanding appliances, including a gas oven with hob and a dishwasher, catering to practical everyday needs. Additionally, a thoughtfully designed breakfast bar adds to the functionality of the space, featuring useful under-counter storage and providing a casual dining area. This area also benefits from direct access to the rear garden, making it perfect for indoor-outdoor living and entertaining.

### Utility

The utility is a highly functional space, offering ample additional storage and housing for further white goods. A sink sits centrally, adding both charm and practicality. The room also benefits from direct access to the family room and breakfast room, enhancing everyday convenience and flow.

### Garden room

The garden room is accessed directly through the kitchen, making it easy to step outside and come back in. It's a perfect spot to kick off shoes and hang coats after enjoying the garden. This space can also double as useful storage or an extra seating area, combining practicality with comfort.









## Cellar

The cellar offers a versatile and valuable additional storage space, enhancing the overall utility of the home. Equipped with both power and lighting, it is fully functional and accessible, making it ideal for a variety of uses beyond simple storage.

## First floor

### Bedroom one & en-suite

Bedroom one is a spacious double room featuring an original fireplace with a period surround, a large front-facing window, and direct access to an en-suite shower room equipped with a shower cubicle, low-level WC, and wash hand basin.

### Bedroom two

Bedroom two is a spacious double room featuring an original fireplace and a side-aspect sash window, offering plenty of natural light. It provides ample space to accommodate large furniture comfortably.

### Bedroom three

Bedroom three is an impressive double room featuring exposed original floorboards, a stunning original fireplace with a period surround, and a bright front-facing window that fills the space with natural light.

### Bedroom four

Bedroom four is a spacious double room featuring a central original fireplace and a side-aspect window, providing natural light. It offers ample space for freestanding bedroom furniture.

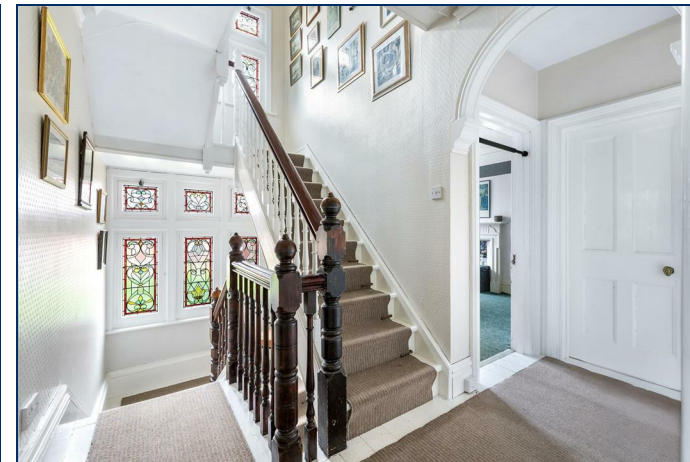
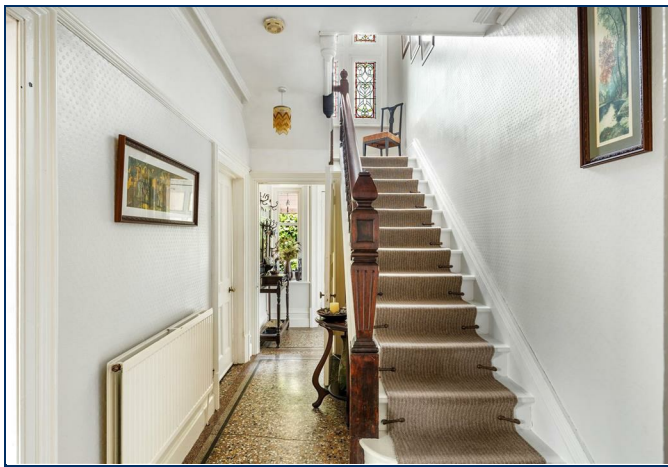
## Bathroom & WC

The bathroom is fitted with a three-piece suite, including a shower cubicle, a corner bathtub, and a wash hand basin. It also features an obscure rear aspect window for privacy while allowing natural light. The adjoining WC is fitted with a low level toilet.

## Second floor

### Bedrooms five & six

Located on the second floor, bedrooms five and six offer ample space to comfortably accommodate free-standing furniture such as, dressers, desks, or shelving units. Both rooms benefit from well-positioned windows—either front-facing or side-facing—that provide abundant natural light, enhancing the airy and welcoming atmosphere. These rooms are designed with versatility in mind. While ideal as additional bedrooms, their generous dimensions and flexible layouts make them equally suitable for alternative uses.





### Bedroom seven/sitting room

Bedroom Seven is currently repurposed as an additional sitting room, creating a versatile and comfortable living space. This large room, with ample space, functions as a cozy retreat or informal lounge area, perfect for relaxation or entertaining guests. Its layout allows for the placement of sofas, armchairs, and coffee tables, making it an inviting extension of the home's living areas.

### Second floor kitchen & bathroom

The second floor is designed to function almost like its own suite or quarters, offering a sense of privacy and independence. Beyond Bedroom Seven, the floor provides convenient access to a well-equipped kitchen area, enabling easy meal preparation without needing to descend to the main floor. Adjacent to this is a bathroom, ensuring all essential amenities are close at hand.

### Outside

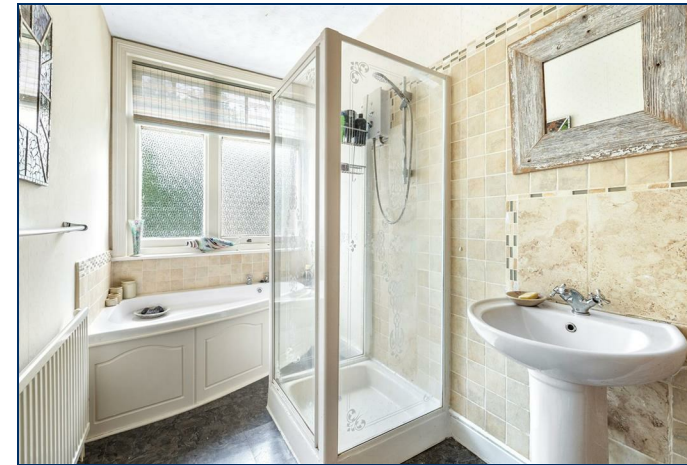
The property is approached via a large tarmac driveway, offering ample space for several vehicles to park comfortably. Immediately to the rear of the house lies a paved patio area, an ideal spot for relaxing outdoors or entertaining guests. A convenient side passage provides easy access between the front and rear of the property, enhancing movement around the home. The garden itself is predominantly laid to a well-maintained lawn, creating a spacious and inviting green area. Beyond the formal lawned garden, the current vendors have thoughtfully developed raised beds and a dedicated vegetable-growing section, perfect for gardening enthusiasts. The garden continues to extend further beyond this point, contributing to a generously sized plot that offers plenty of outdoor potential. There are two garden sheds in the garden, both used for storage.

### Services

We understand all mains services are connected to the property.

Herefordshire council tax band - F

Tenure - Freehold

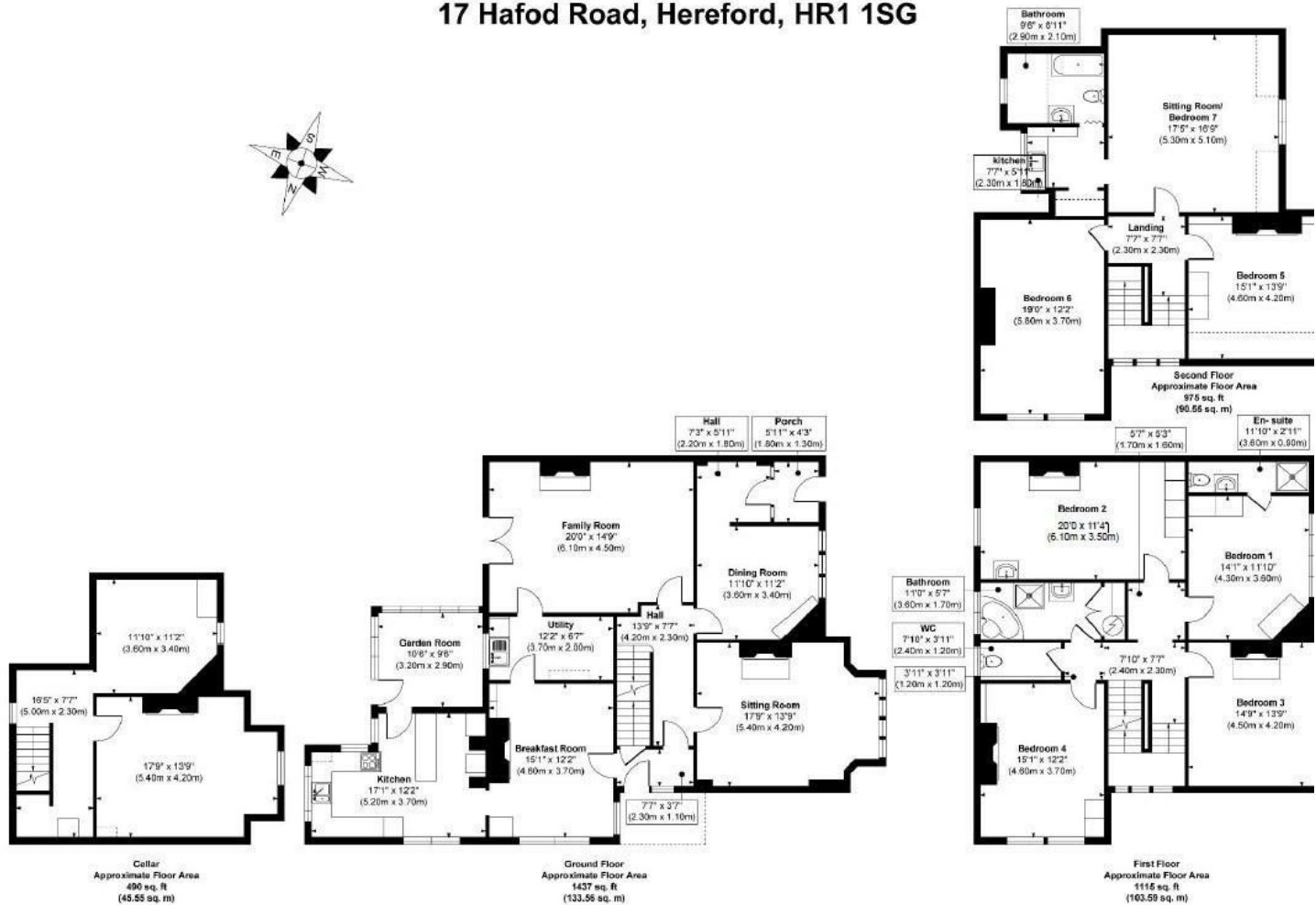




Directions

From Hereford city proceed towards Ledbury on the A465 (Ledbury Road), continue past Tesco Express and at the roundabout take the third exit into Hafod Road and the property is located on the left-hand side, half way up the hill.

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Approx. Gross Internal Floor Area  
Main House = 3527 sq. ft / 327.70 sq. m  
Cellar = 490 sq. ft / 45.55 sq. m

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
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Sunderlands

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Energy Efficiency Rating

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

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.