



Fine Victorian residence over 4 floors  
Majestic family home with 7 bedrooms  
Bespoke Italian kitchen & island

Beautifully proportioned period home  
Comfortable, warm and welcoming  
4,300 sq ft of living space to enjoy

Walled, lawned garden & raised terrace  
Extensive and secure driveway parking  
One of Hereford's most prestigious roads

## Summary

Glendower House is a magnificent and beautifully proportioned Victorian townhouse occupying an exceptionally generous plot with enclosed walled gardens and positioned within one of Hereford's most prestigious residential settings. Subject to an extensive and meticulously executed programme of renovation recently, the house now offers a rare fusion of period grandeur and sophisticated contemporary design creating a residence of genuine distinction - NO ONWARD CHAIN.

The comprehensive refurbishment has been undertaken to an exemplary standard throughout and incorporates bespoke double-glazed sash windows handcrafted by a respected local specialist, a modern gas-fired central heating system paired with elegant cast-iron radiators, luxurious bathroom suites, new carpeting and refined contemporary fittings. Original architectural features have been carefully restored and celebrated including fireplaces, ornate cornicing, ceiling mouldings and picture rails ensuring the house retains its historic character while offering first-class modern comfort. The result is a home of immense presence, warmth, style and presented in immaculate order.

The ground floor is approached via an impressive recessed porch with limestone steps and original tiled flooring opening into a gracious entrance hall with restored timber floors, soaring ceilings and elegant detailing. Two outstanding bay-fronted reception rooms - a formal drawing room and refined dining room - provide exceptional entertaining spaces, each enhanced by original fireplaces and finely preserved decorative mouldings.

To the rear, the spectacular kitchen/breakfast room forms the heart of the house and a dramatic centrepiece for modern family living. Appointed with a striking Italian Scavolini kitchen, the space features Dekton work surfaces, illuminated display cabinetry and porcelain tiled flooring with underfloor heating. A full complement of premium integrated appliances includes twin remotely controlled ovens, a Bora induction hob with integrated extractor, a Quooker boiling, chilled and sparkling water tap, fridge/freezer with ice maker, dishwasher and built-in coffee machine. Full-height bi-fold doors span the rear elevation, flooding the room with natural light and opening directly onto the sun terrace and gardens - perfect for both large-scale entertaining and everyday life. A stylish utility room sits discreetly alongside, while a versatile sitting room or study is positioned adjacent to a sleek contemporary wet room.

The lower ground floor has been expertly converted to create exceptional accommodation with underfloor heating and plush carpeting. This level includes a TV/cinema room, two games rooms (one currently housing a snooker table), a gym room presently used as a laundry room, and a plant room housing the central heating system and hot water tank.

The first floor offers four generous double bedrooms together with a luxurious family bathroom fitted with Hansgrohe Axor brassware, deep-fill bath, separate shower, twin basins and underfloor heating. The second floor provides three further double bedrooms - two enjoying far-reaching views towards the cathedral and the Black Mountains - along with excellent eaves storage and a further beautifully appointed bathroom with



freestanding bath and walk-in shower.

Externally, the grounds are gorgeous. A raised sun terrace leads onto a broad, level lawn all enclosed by an historic wall that provides privacy and a sense of tranquillity. To the front, the wide plot incorporates a private driveway with wrought-iron electric gates and secure parking for multiple vehicles.

Glendower House represents a truly rare opportunity to acquire one of the finest period homes - a grand residence of commanding presence, timeless elegance and cutting-edge contemporary living ideally suited for both professional buyers or a larger, blended multi-generational family offering easy access to the local amenities of Hereford.

## LOCATION

Glendower House occupies a prime position within the heart of Hereford's most prestigious residential areas. Set on the tree-lined Bodenham Road within a designated conservation area the property is surrounded by handsome period homes and is widely regarded as one of the city's most desirable addresses. The location offers a rare combination of privacy, architectural charm and exceptional day-to-day convenience with the city centre comfortably accessible on foot.

Distances on foot are approximately:

City centre - 15 minutes (independent shops, restaurants, theatre, cinema and the banks of the River Wye)  
Hereford Sixth Form College - 7 minutes  
Hereford Cathedral School - 15 minutes  
County Hospital - 10 minutes  
Railway station - 10 minutes (direct services to Birmingham, Cardiff and London)

Hereford is an attractive cathedral city positioned close to the Welsh border and within easy reach of Gloucester and Worcester, celebrated for its historic architecture, thriving cultural scene and surrounding countryside. The city enjoys a strong local economy, excellent schooling and consistently robust property values.

The city centre offers an appealing blend of independent retailers and national brands together with an impressive food scene and regular markets showcasing local produce and crafts. Supermarkets including Waitrose and M&S are present alongside a full range of everyday amenities.

Herefordshire is famously associated with apple orchards and cider production and the city is home to The Barrels, an historic coaching inn recognised nationally for its cask ales. Cultural highlights include Hereford Cathedral which houses the renowned Mappa Mundi - one of the world's most remarkable surviving medieval maps.

Comprehensive healthcare is available locally including county and private hospitals, dentists and pharmacies while education is a particular strength of the area ranging from highly rated primary schools to Bishop's Bluecoat secondary, Hereford Cathedral School and Hereford Sixth Form College.

Leisure opportunities abound from days at Hereford



Racecourse to walking, cycling, water sports on the Wye and riding across the surrounding countryside - among the most unspoilt in England.

#### DIRECTIONS

///what3words: smart.hips.maps

#### VIEWINGS

Strictly by prior appointment through the agents, ChocolateBox - OPEN everyday of the week from 7.00 am including evenings and weekends

#### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 (CPR)

We endeavour to ensure that the details contained in all our brochures are correct through making detailed enquiries with the owner but they are not guaranteed. The agents have not tested any appliance, equipment, fixture, fitting or service and have not seen the title deeds to confirm tenure. All liability in negligence or otherwise for any loss arising from the use of these particulars is hereby excluded.

#### MONEY LAUNDERING REGULATIONS

Require prospective purchasers to produce two original ID documents prior to any offer being accepted by the owners.







# Floorplan(s)

## Glendower House, Bodenham Road, Hereford HR1 2TP

Approximate Gross Internal Area = 406.9 sq m / 4380 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

### Additional Information

BROADBAND - Full Fibre with ultrafast speeds to 2,300 Mbps

TENURE - Freehold (Herefordshire Council)

All mains services including gas, electricity, water and drainage are connected to the property.

An early viewing is strongly recommended.