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Church Street, Hereford

Guide Price £1,400,000

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GLASSHOUSE

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A Remarkable Grade II* Listed 14th Century Residence, located in Hereford's historic Cathedral Quarter, offering over 5,000 sq. ft of character accommodation with beautifully landscaped walled gardens and private parking.

Occupying an exceptional position on historic Church Street, just moments from Hereford Cathedral, this remarkable Grade II* listed residence forms part of one of the most historically significant streets within the city. Dating back in part to the 14th century, the house has evolved over many centuries to create a substantial and distinctive home, now providing over 5,000 sq. ft of accommodation arranged across multiple floors.

The property holds an important place in Hereford's cultural history. A blue plaque on the front commemorates Dr George Robertson Sinclair, the celebrated Organist of Hereford Cathedral who lived here until 1917. During this period the house was frequently visited by Sir Edward Elgar, whose friendship with Sinclair formed part of the musical heritage associated with the Three Choirs Festival.

Internally the house reflects its long history through a series of impressive and characterful spaces. At its centre lies a striking medieval hall with exposed timber framing, while later additions introduce further reception rooms and comfortable living areas suited to modern family life. The magnificent first floor banqueting hall, with its vaulted timber roof and large fireplace, remains one of the most impressive rooms in the property.

Outside, the property enjoys beautifully landscaped formal gardens extending to around one third of an acre, a rare feature for a house located so close to the city centre. Carefully arranged box hedging forms a striking parterre garden framed by lawns, mature trees and established planting, all enclosed by high brick walls that provide privacy and a peaceful setting within the Cathedral Quarter.





Dining Hall: The medieval dining hall forms one of the most atmospheric spaces within the property, serving as a central hub for the ground floor. Exposed structural timbers, original framing and historic features highlight the building's early origins, creating an impressive room ideal for formal dining and entertaining.

Kitchen/Breakfast Room: A long room; kitchen is arranged as a large kitchen and breakfast space, forming the everyday hub of the home. A range of fitted shaker cabinets provide ample storage with granite work surfaces atop. Integrated appliances include Neff double ovens with warming drawer, induction hob, Rayburn range cooker, fridge/freezer and dishwasher. There is space for a breakfast table and door access into the dining hall.



Drawing Room: A beautifully proportioned reception room, enjoying excellent natural light through a large bay window area. The wood burner set within a marble fireplace and generous floor space make this an elegant reception room, comfortably suited for large family gatherings.



Bedroom 1 with Ensuite: A spacious double bedroom with an ensuite bathroom and glazed double doors opening to a juliet balcony overlooking the gardens. The ensuite, fitted with bath, shower cubicle, wash hand basin, WC and heated towel rail.

Bedroom 2: A further carpeted double bedroom, with built-in wardrobe and desk, benefitting from a small ensuite shower room.

Bedrooms 3 & 4: Two double bedrooms side-by-side at the other end of the first floor. One of the rooms is open to the stairwell, which could easily be partitioned with a stud wall.

Bedroom 5: A further small single bedroom, which could alternatively serve as a dressing room or study if required.

Banquet Hall: The banqueting hall is undoubtedly one of the most impressive rooms within the house. Featuring a dramatic vaulted timber roof structure, exposed beams and a large historic fireplace, the room offers an extraordinary entertaining space reflecting the property's medieval origins. At over 30ft in length, this exquisite piece of history is a fantastic medieval setting to host large family gatherings or parties.



The gardens are a particular highlight of the property and extend to approximately a third of an acre. Carefully designed formal planting creates a striking parterre garden with structured box hedging arranged around gravel pathways and a central ornamental feature.



Sweeping lawns extend beyond the formal garden, bordered by mature trees, shrubs and established planting which provide both seasonal interest and privacy. High brick walls enclose the gardens and create a peaceful and secluded setting rarely found so close to the centre of Hereford.



Practicalities

Herefordshire Council Tax Band 'G'
Grade II* Listed
Gas Central Heating
Original Single Glazing
All Mains Services
Fibre Broadband Available





Total Approx Area: 483.0 m² ... 5199 ft² (excluding balcony)
 All measurements of doors, windows, rooms are approximate and for display purposes only.
 No responsibility is taken for any error, omission or mis-statement.
 This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
 The services, systems and appliances shown have not been tested and no guarantee
 as to the operability or efficiency can be given.

