
The Priory,
Barton
Road

The Priory, Barton Road,

Late Georgian Detached Town House with Gardens in the Heart of Hereford

Set back from the road within approximately a third of an acre of private walled gardens, this distinguished Grade II-listed late Georgian townhouse is just a short walk from the cathedral in Hereford. Rich in character and beautifully proportioned, the house retains a wealth of original features including sash windows, refined plasterwork, elm floorboards and the elegant symmetry typical of the period. Known as The Priory, it lies within a conservation area in this historic cathedral city on the borderlands of England and Wales.

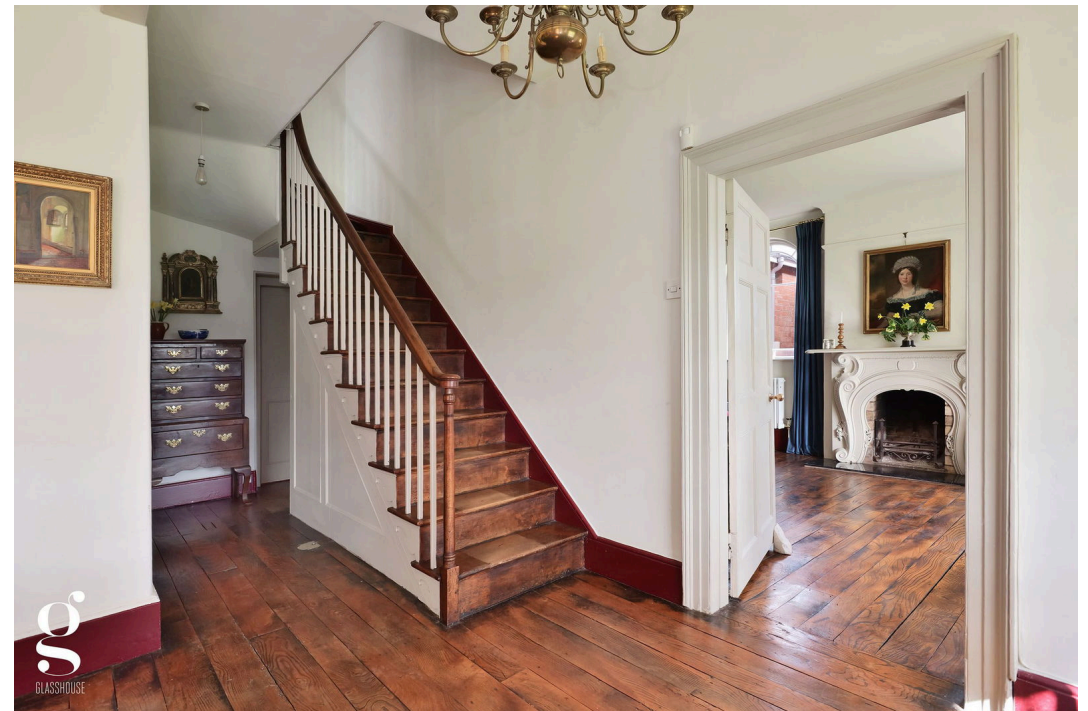
Once home to the celebrated composer Edward Elgar, and before that to the Hatton family, the house offers a compelling blend of history, architectural grace and comfortable modern living.

The Property

At ground level, a covered veranda leads into the welcoming dining room, a wonderfully light-filled space with south-facing shuttered windows and a wood-burning stove at its heart. Adjacent lies a music room, originally the housekeeper's room, creating an intimate retreat beside the kitchen.

A handsome sitting room sits to the front of the house, defined by a substantial fireplace, shuttered sash window and distinctive arched side windows. A large cellar with wine storage, alongside a convenient cloakroom are accessed from the ground floor.

The kitchen occupies the west wing and retains its striking original black-and-red chequered quarry-tiled floor. Contemporary cabinetry and quartz worktops introduce a clean, understated modernity, while a breakfast area, pantry, butler's pantry and utility room provide excellent practicality. Doors open directly onto the surrounding gardens.





The first floor is reached by the original cantilevered staircase, where generous proportions and tall eight-over-eight sash windows fill the interiors with natural light. Here a particularly elegant drawing room centres around an open fireplace, accompanied by two bedrooms and a bathroom. The upper floor provides three further bedrooms and an additional bathroom, offering flexible accommodation for family and guests.

Outside

The gardens are a particular highlight, enveloping the house in privacy and greenery. To the west lies a productive kitchen garden with raised beds and ornamental box hedging. Espaliered apple, pear and plum trees frame the front of the garden, while cold frames and a greenhouse along the northern boundary allow for year-round cultivation.

A gravel driveway provides generous parking and turning space, with a garage positioned beside the kitchen garden.

At the front of the house, a beautiful iron-detailed veranda overlooks an expansive lawn and offers a charming setting for outdoor dining. A large magnolia tree, established planting and pathways wrap around the lawn, while to the rear a quieter garden with winding path completes this enchanting plot.

Practicalities

Mains Water, Electricity and Gas

Mains Drainage





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Council Tax Band 'F'

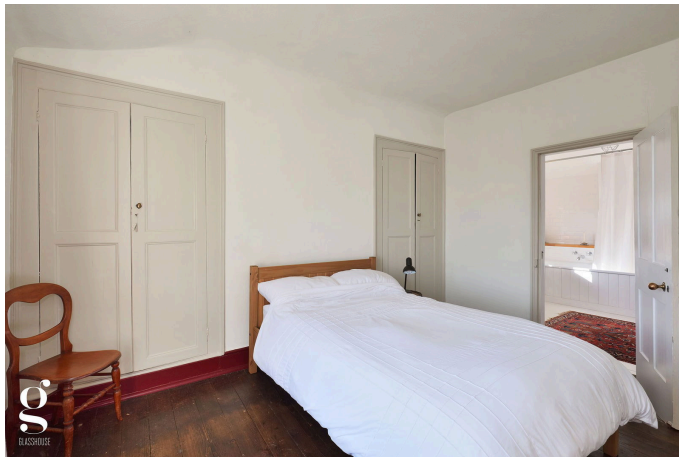
New Roof in 2019

Sash Restoration in 2017

Directions

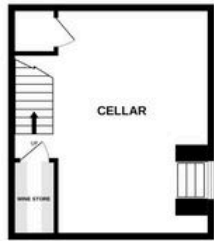
From Victoria Street turn at St Nicholas Church on to Barton Road. The Priory can be found 4th on the right and the driveway is beyond the property behind double gates.

What3Words:///enjoyable.trend.drums

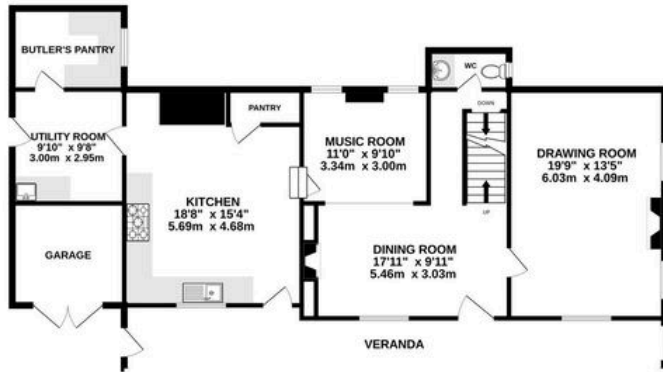




BASEMENT
334 sq.ft. (31.0 sq.m.) approx.



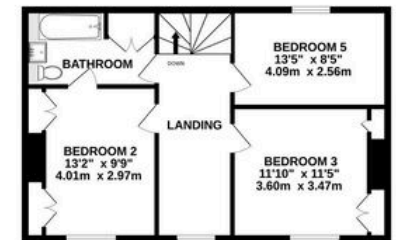
GROUND FLOOR
1370 sq.ft. (127.3 sq.m.) approx.



1ST FLOOR
895 sq.ft. (83.2 sq.m.) approx.



2ND FLOOR
609 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA : 3208 sq.ft. (298.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and 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 their operability or efficiency can be given.

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