



## 10 AYLESTONE HILL

HEREFORD HR1 1HS

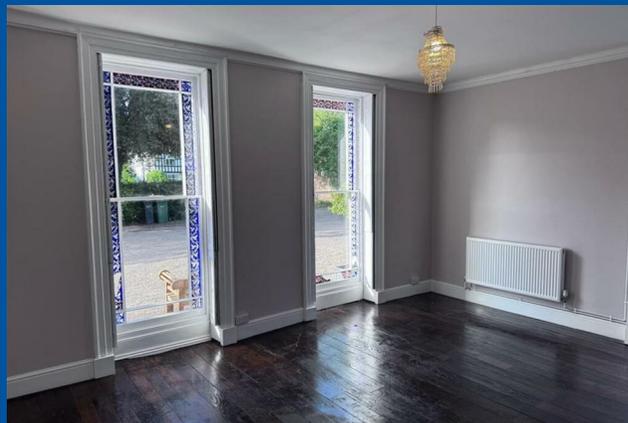
£725,000  
FREEHOLD

Grade II Listed Georgian residence within easy access of the city with 5 bedrooms, 2 reception rooms, over 3,000 square feet, planning permission for a kitchen extension, very large gardens. Viewing advised.



# 10 AYLESTONE HILL

- Grade 11 listed Georgian residence
- Easy reach of the city centre
- 5 bedrooms & 2 reception rooms
- Over 3,000 square feet
- Very large gardens
- Planning for an extension



## Property Description

This impressive semi-detached period residence is conveniently located, in a conservation area close to the Churchill Gardens and Aylestone Park, about half a mile from the city centre and well placed for access to Hereford hospital, railway station and further education colleges (Sixth Form Art & Technical).

Constructed in the early 19th Century, it provides exceptionally spacious accommodation, on three-levels plus a cellar the property retains a variety of classic Georgian features - fireplaces, exposed floor boards, high ceilings, original sash windows and a lovely turning staircase.

In addition, the current owners have undertaken a schedule of works which include partly re-roofing with loft insulation, guttering, rewiring, replumbing and replastering. The property has the benefit of gas fired central heating.

Extending to over 3,000 square feet, with a classic first floor drawing room, large reception hall and also now with planning consent (application numbers 220974 and 220975-listing passed on the 25/07/2023 for a contemporary style ground floor kitchen extension).

The property stands well back from Aylestone Hill, partially screened by mature trees and has excellent parking with garages and the large part walled garden which is south facing. Properties like this are often converted into apartments and no 10 would easily lend itself to this although it is currently laid out as a lovely family home.

The property is further described as below:-

## Pillared Entrance porch

With entrance door leading to the

## Reception Hall

With original staircase and radiator.

## Lounge/Dining Room

With an impressive period fireplace, 3 full length windows and 2 radiators.

## Inner Hall

With radiator and understairs storage cupboard.

## Shower Room

Refitted in a period style with a large shower with mains fitment and glass screen, wash hand basin, WC, ladder style radiator, flagstone floor, extractor fan and window.

## Study

With an original feature fireplace, radiator, store cupboard and window.

## Kitchen

Fitted with base and wall units, sink, corner cupboard, radiator, window to the side and door to the rear garden.

## Utility Room

With fitted units, sink, tiled floor, radiator, window and door to the rear.

## First Floor - Half Landing

With store room (former WC), window and staircase leading to the second floor landing

## Drawing Room

Originally two rooms, with a fireplace, 2 windows to the front.

## Inner Landing

With radiator

## Bedroom 1

With fireplace, radiator.

## Bathroom

Refitted with period style suite comprising a roll top bath with

mixer tap, double shower cubicle with mains fittings, WC, wash hand basin, extractor fan, window.

### **Second Floor Landing**

With roof window.

### **Bedroom 2**

With feature fireplace, radiator, exposed floorboards and two windows to the front.

### **Bedroom 3**

With feature original fireplace, radiator, windows to side and rear.

Ensuite

With WC and wash hand basin, extractor fan.

### **Bedroom 4**

With radiator, window to the front and access hatch to the roof space.

### **Bedroom 5**

With radiator, storage cupboard and a window to the rear.

### **Shower Room**

With tiled walls and floor, mains shower with over head and hand held fittings and glass screen, wash hand basin and WC, ladder style radiator, extractor fan.

### **Garages**

There are two timber garages

Garage 1

23' 0" x 8' 9" with double doors.

Garage 2

16' 0" x 8' 9" with double doors and side window.

### **Outside**

Aylestone House is approached via heavy iron entrance gates and is set behind a low stone wall with boundary hedge. The

front of the property is mainly gravelled providing an extensive parking and turning area with well-established shrubs and mature trees.

There is side access to the very large rear garden which is part-walled and mainly lawned having flower borders and an extensive range of mature shrubs and trees and a garden store with WC (with potential for conversion to a garden room).

### **Property Services**

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

### **Outgoings**

Council tax band 'G' - £4,049 for 2025/2026

Water and drainage rates are payable.

### **Directions**

From Hereford City proceed towards Worcester on the A4103 (Commercial Road), after passing over the railway bridge onto Aylestone Hill, the property will be found on the right-hand side (just past the right-hand turning into South Bank Road).

### **Viewing**

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday - 9.00 am - 1.00 pm

### **Money Laundering Regulations**

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

## 10 AYLESTONE HILL





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	72
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**EPC Rating: D Council Tax Band: G**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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