



Bank House
Aylestone Hill, Hereford

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property

Bank House

27 Aylestone Hill
Hereford
Herefordshire
HR1 1HR

A fine example of a Grade II listed Georgian residence, superbly located within easy walking distance of Hereford city centre and its extensive range of amenities, including Hereford County Hospital, and the well known Hereford colleges. The property offers spacious 4 bedroom accommodation over two storeys and boasts character features throughout to include high ceilings and sash windows, and benefits from large front and rear gardens which is an exceptional advantage to this city property.

- Grade II listed Georgian Residence
- Period Features
- Well Located Within Walking Distance of the City Centre
- Kitchen, Breakfast Room, Dining Room
- Drawing Room, Snug, Downstairs WC
- 4 Double Bedrooms, En-Suite to Master Bedroom
- Family Bathroom
- Ample Off-Street Parking
- Front & Rear Gardens
- Garage and Original Character Building/Potential Studio

£550,000
Freehold



Situation

This desirable city residence is situated on Aylestone Hill, being set well back from the roadway and approached by a large driveway. Conveniently situated, the town centre and local amenities are within easy walking distance of the property, including Hereford Sixth Form College and other colleges, the Nuffield Hospital, schools, church, public house and the Hereford County Hospital, well located at the bottom of Aylestone Hill, along with the city bus and train station, providing major network links. There is also a regular daily bus service if required, leaving approximately every 30 minutes.



Description

The property is accessed via an Entrance Hall with attractive feature staircase and access down to the large Cellar which offers a dry space standing in two sections. It houses the gas fired central heating boiler and has electricity, making for a suitable place for storage.

A door leads to the first two principle rooms, including Drawing Room with feature fireplace and plenty of natural light through internal double glazed Georgian sash windows overlooking the front, and a double glazed window to the rear. The Dining Room, with stunning high ceiling, has storage cupboard and sash windows (with secondary glazing) overlooking the front gardens.

Agent’s Note: the Collard Grand piano in the Sitting Room is available via separate negotiation.

The Entrance Hall leads to an Inner Hall with

further storage and an open archway into what is currently used as a Snug. Obscure glass double doors lead into the traditional Kitchen enjoying windows over the rear gardens and featuring a range of matching base and wall units, boiler, 1 ½ sink and drainer with mixer tap over, space and power for electric oven with extractor fan over, and space and plumbing for washing machine and dishwasher. Off the Kitchen a side Entrance Porch with quarry tiled flooring makes for a lovely early morning breakfast spot.

A further archway leads into a second Breakfast/Dining Room with sliding door to the rear parking forecourt.

From the Entrance Hall, the stairway leads up to the Landing with loft access hatch. The main bedroom suite has lovely sash windows with secondary glazing to the front aspect, large fitted wardrobes, and an archway to the En-Suite Bathroom fitted with all facilities.





The sash windows feature in all front bedrooms, along with storage.

The Family Bathroom comes with a corner bath with detachable shower head, and all the essentials. A handy Cloakroom on the inner landing also provides a further low flush WC.

Outside, the frontage is the epitome of a Georgian building; a secure gated entrance opens onto a large tarmac driveway, making for a private forecourt, surrounded on all sides by borders offering privacy, with hedged frontage, herbaceous borders, and brick walling to the right elevation. Passageways on either side of the property lead to rear gardens, detached garage with up and over door (16'11" x 16'4") and further parking.

An original character building (19'9" x 12'8") dating back to the 17th Century, with black and white aesthetic, sits at the rear of the property and would make the ideal studio space. A large patio area is a beautiful spot to entertain guests in the summer weather, accompanied by laid lawns with planter areas, herbaceous borders and a greenhouse. The walled gardens are very private and secluded; an advantage to this residence which is so well located close to the city centre.

Services

All Mains Services are connected

Council Tax

Herefordshire Council – Band G – £2825.68 payable 2017/18

Viewings

Strictly by appointment. Please contact the agents on 01432 344779 before travelling to check viewing arrangements and availability.



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The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor

26 June 2017





Total area: approx. 239.1 sq. metres (2573.3 sq. feet)

These Plans are for Identification and Reference Only.
Plan produced using PlanUp.

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