



58 Frome Court  
Bartestree, Hereford

**jackson**  
property

# 58 Frome Court

Bartestree  
Hereford  
Herefordshire  
HR1 4DX

A substantial 3 bedroom property forming part of an original Grade II Listed Convent. The property is set over 3 floors and offers distinctive living accommodation, being light and spacious with beautiful archways, circular feature windows and tall ceilings. The property overlooks the Frome valley to Dormington with unfurling views across Herefordshire countryside and is located less than 5 miles to Hereford city centre.

- Prestigious Development
- Situated in the old Bell Tower
- Separate Family Bathroom
- Fitted Kitchen & Living Space
- Private Terrace
- Gardens and Parking
- Three Bedrooms
- Master Suite with dressing area & En Suite
- 2 Designated, Numbered Parking Spaces

Guide Price £280,000

Leasehold



### Situation

Frome Court is a stunning residential development, set within the ground of a Victorian Gothic convent designed by the renowned Edward Welby Pugin in 1863. With landscaped grounds, gardens and cloisters, it is situated in beautiful Herefordshire countryside very close to the village of Bartestree which has a village shop, public houses, village hall and hairdresser. Although in a rural location, the City of Hereford is less than 5 miles away and offers a wide choice of primary and secondary schooling, colleges, extensive retail and leisure facilities, hospital, Cathedral, theatre and sports grounds. The historic market town of Ledbury, 10.5 miles, has a good range of independent shops and interesting heritage with attractive black and white buildings. Excellent rail links to London Paddington and Birmingham New Street can be found in Hereford and the motorway network can be accessed via Junction 2 of the M50 just 4 miles south of Ledbury.

### Description

The internal hallway is warm and inviting with access to the Lounge Diner, WC and a built in under stairs storage cupboard.

The Lounge Diner is a lovely space, having high ceilings, lead glass windows with patio doors opening onto the private terrace and archway through to the fully fitted Kitchen with a range of eye level and low level cupboards and built in appliances. A window from the kitchen overlooks the inner courtyard garden and floods the space with natural light.

There are two double bedrooms to the first floor. Bedroom 3 has a large built in cupboard with views out to the front. There is also a good size bathroom on the first floor with a 3 piece suite and rope that attaches to the original bell of the bell tower.

The master is situated over the first and second floor. Entering into a dressing space which is currently used as a music room, stairs lead up to a large bedroom space with en suite shower room and further vaulted ceilings.

### Outside

Below the front garden lies the designated parking bay with additional visitor parking opposite. There are several communal green spaces nearby associated with the original grounds which lead to open fields. The property is one of only 3 in the building to have a private terrace space opening onto the most delightful communal Courtyard. Discovered at the centre of cloistered hallways, the expansive Courtyard offers a contemplative retreat beneath the benign glaze of the Madonna, with seating amid abundant planting of box parterres, pyramid yews, fragrant flowering shrubs with fig, clematis, rose and wisteria cloaking the towering walls.

The property also benefits from having two designated parking spaces.

### Council Tax

Herefordshire Council - Band D - £1763.32 payable 2018/19

### Services

All Mains Services are connected.



### Service Charge

There is a monthly service charge of £157.72 to cover building insurance and general maintenance including the road.

### Ground Rent

Ground rent is £100.00 per annum

### Tenure

Leasehold - commenced 2002 with 999 years

### Viewings

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

### Jackson Property

for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

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.

### October 2018

### Coronavirus Jackson Property Protocol

We thought we'd update you following the outbreak of COVID-19 in the UK, and the first confirmed case in Herefordshire on 9 March 2020

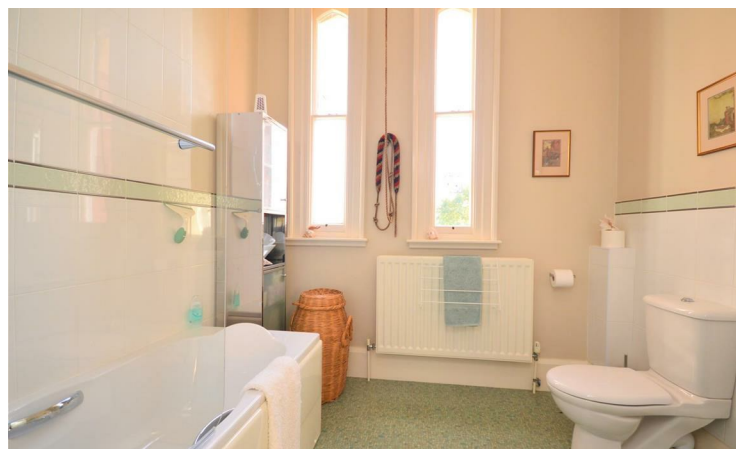
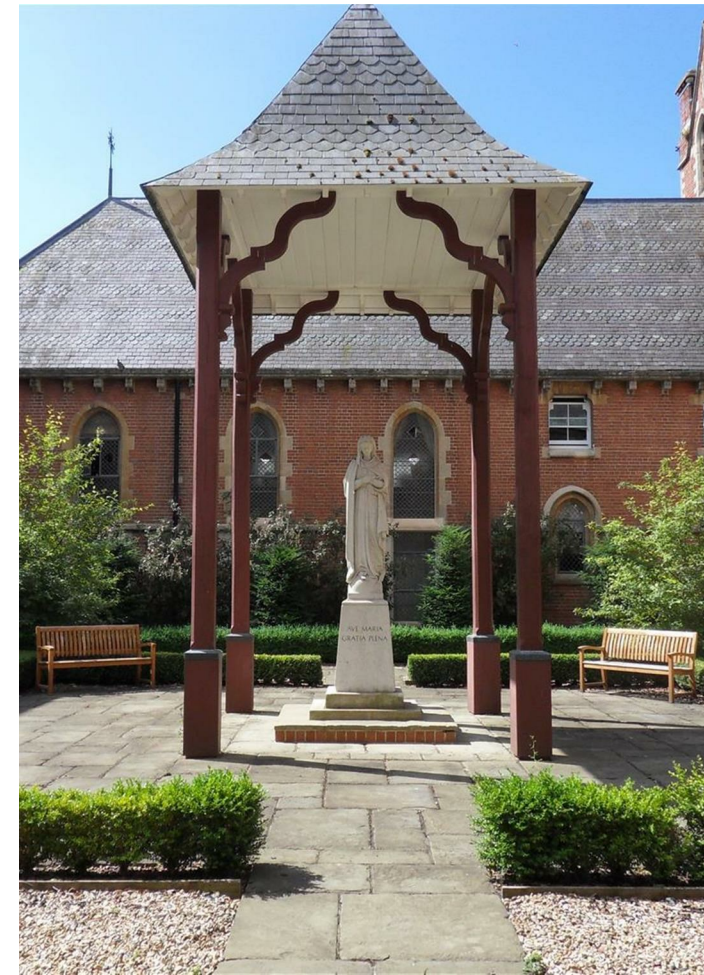
We continue to follow the advice given to us by the Local Authority. At this moment, you

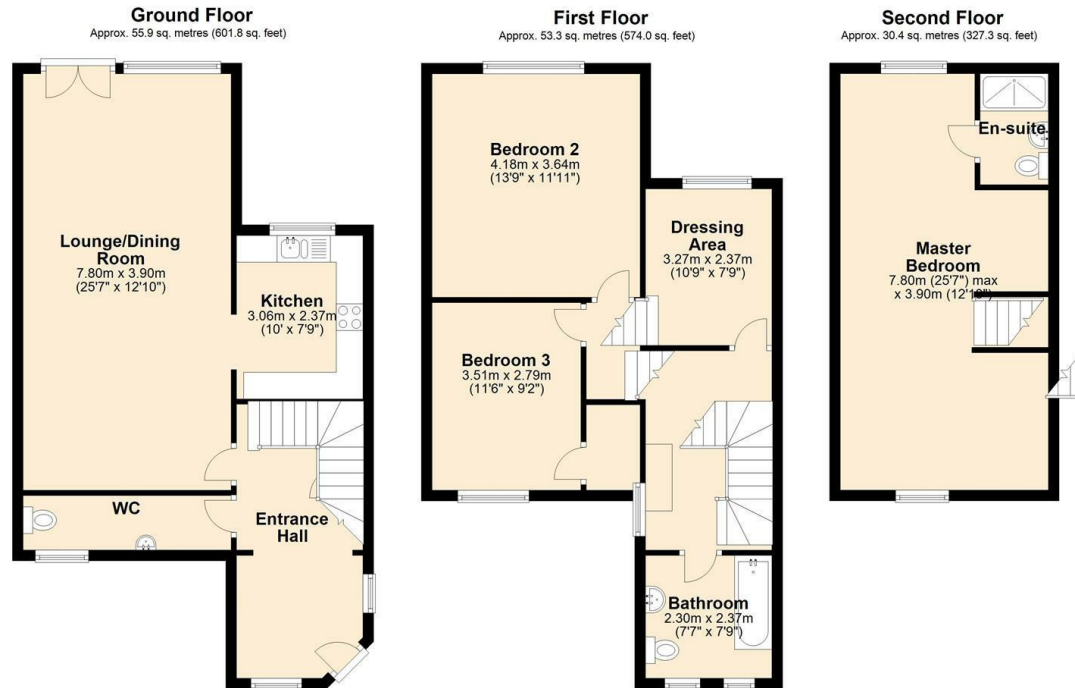
should not be unduly concerned and there is no reason you should look to decline access to your home for any viewings, inspections and contract work.

However, in order to ensure we keep our clients, our staff, and our families as safe as possible we have decided that you should notify Jackson Property immediately if you decide to self-isolate, so we can prevent any potential cross contamination between all parties.

In order to protect our clients, families and staff, we are also following the FCO's latest advice (please click on the following link, as the advice is updated frequently).

<https://www.gov.uk/guidance/coronavirus-covid-19-information-for-the-public>





Total area: approx. 139.6 sq. metres (1503.2 sq. feet)

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

**Tel:** 01432 344 779  
**Email:** hereford@bill-jackson.co.uk  
**Web:** www.bill-jackson.co.uk

**Address:** 45 Bridge Street  
Hereford  
Herefordshire  
HR4 9DG



The UK's number one property website

See all our properties at

