



26 Church Street, Leominster, Herefordshire, HR6 8NH

Commanding Grade II Listed Residence Overlooking Priory Church Chain Free £475,000



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Leominster
Herefordshire
HR6 8NH
Chain Free £475,000**

LOCATION

26 Church Street is located next to the 13th Century Priory Church and backs onto Grange Court. Church Street itself is a mature residential area, set just off the centre of the market town of Leominster. The town itself offers an excellent range of amenities including traditional High Street shops and a number of supermarkets, primary and secondary school, doctor and dental surgeries and leisure facilities to include swimming pool. The town has good transport facilities including bus and railway stations, with the Cathedral City of Hereford approximately 13 miles to the south. Also in close proximity is the Historic South Shropshire town of Ludlow with Worcester City approximately 40 minutes drive where there is access to the M5.

BRIEF DETAILS

This most impressive Grade II Listed Town House commands a highly sought after residential location next to the Historic Priory Church, with access also to The Grange and Grange Court. The house is within easy walking distance of the town centre and offers generous accommodation set over three floors.

An impressive front door opens to a generous Reception Hallway which continues the length of the property and has doors leading off to the Drawing Room/Dining Room which benefits from windows to both front and rear elevations, with the Drawing Room area having a coal-effect gas fire with surround and mantel above and marble hearth, with built-in cupboards and shelving to either side of the chimney breast. From the Dining area, steps lead down to a door to the Kitchen to the rear which comprises a range of matching kitchen units with wood-fronted doors, work surfaces with inset double-bowl stainless steel sink with mixer tap over. Forming a feature to the Kitchen is the AGA.

- Set In Historic Part Of The North Herefordshire Market Town Of Leominster
- Substantial Grade II Listed Town Residence, Believed To Date Back To The Elizabethan Times
- Offering Flexible 6 Bedroomed Accommodation Set Over Three Floors
- South Facing Walled Garden to the Rear with the Benefit of Nearby Garage and Parking

There is space for a breakfast table, windows overlooking the rear gardens and additional Velux roof lights. Off the rear of the Kitchen is a Utility Room with space and plumbing for a washing machine and there is both a Larder and Cloaks Cupboard and door leading out to the gardens.

Also off the Reception Hallway are doors to a Sitting Room/Study with window to the front elevation, ceiling lighting and a range of fitted bookshelves. Also off the Hallway is a large Cloakroom with a low flush w.c., pedestal hand wash basin and built-in cupboards which house the gas fired central heating boiler. Also on the ground floor is a Conservatory addition which overlooks the gardens to the rear.

A staircase from the Reception Hallway leads up to the First Floor Landing with windows to the front and rear elevations and doors leading off to the Master Bedroom which is a large double bedroom with fitted wardrobes, window to the front elevation and having the benefit of an En-Suite Bathroom and separate walk-in wardrobe. Also on the first floor is a Second Double Bedroom and Large Family Bathroom.

A staircase then leads up to the Second Floor Landing with doors off to Bedroom 3 which is a good sized bedroom with a linking door to Bedroom 4 which has windows to the rear elevation. Also off the Second Floor Landing is a door to Bedroom 5, which again has a linking door through to a 6th Bedroom/Dressing Room or potential Study. The property has a wealth of character throughout, especially exposed timber features on the second floor.

The property also benefits from a large Cellar, accessed via a door from the Inner Hallway which provides excellent storage space with power and light.







Outside, the property benefits from its own private enclosed rear south-facing walled garden which has been attractively landscaped with a patio area around the Conservatory and gardens which are laid to lawn with well stocked mature floral and shrub borders together with ornamental tree. There is an additional block-paved patio area providing a pleasant outside seating/dining area and a small Garden Shed to the one corner of the garden. There is access to the side which leads out to the front elevation. In addition to this, the property also benefits from a nearby Garage which also has a parking space in front.

SERVICES

Mains Electricity, Gas, Water & Drainage.
Telephone (Subject to B.T. Regulations).
Gas Fired Centrally Heated

OUTGOINGS

Council Tax Band: F.

LOCAL AUTHORITY

Herefordshire Council. Telephone 01432 260000.

VIEWING

Strictly by prior appointment through the Agents,
Jackson Property. Telephone 01568 610600.

DIRECTIONS

Church Street is located in the centre of the market town of Leominster. From our office in Broad Street, Church Street leads off Broad Street and the property can be found at the end of the road, next to The Priory Church.



Jackson Property may be entitled to commission from other services offered to the Client or a buyer including but not only the following services: Conveyancing, Mortgage, Financial advice, Surveys etc. An average referral fee is defined as £100+vat.