



Timaeus, Ryelands Road, Leominster, Herefordshire HR6 8NZ

Deceptively Spacious Detached, 4 Bedroomed Town Residence

Offers Over £435,000



**Timaeus, Ryelands Road  
Leominster  
Herefordshire  
HR6 8NZ  
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**LOCATION**

Timaeus is set in a mature residential location just off the centre of the market town of Leominster, and enjoys a short level walk into the town centre. The town itself has good transport facilities, including Bus and Railway Stations. The area is steeped in history with the imposing Priory Church at its Heart and being Centrally situated to reach the Cathedral city of Hereford, the Beautiful South Shropshire town of Ludlow, and Hay-on Wye and the Welsh Borders are just a short drive away also. Worcester city is a 40 Minute drive giving access to the M5, and Major trunk roads beyond. The Town also 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 and Gym.

**BRIEF DESCRIPTION**

This impressive and deceptively spacious detached town house is approached off Ryelands Road by its own private driveway which leads onto the double glazed front door which has external lighting to either side. The front door opens to a large reception hallway with ceiling light, wood panelling to half height, radiator and attractive tiled flooring which continues through to the inner hallway with ceiling lighting, radiator and useful under stairs recess storage. Doors lead off to the large family living room to the rear with double glazed patio doors leading out to the mature rear gardens and double glazed windows looking out to the same. Forming a central feature to the room is a recess fireplace with inset wood burning stove with wooden lintel above, ceiling lighting and radiator fitted. A separate sitting room provides further family space with double glazed window to the front elevation, ceiling lighting, radiator, tiled flooring, ornate fireplace with inset electric fire and a door to a useful secondary utility room. There is a formal dining room off the inner hallway with double glazed windows to the front and side elevations, ceiling lighting and radiator with a door off to a cloakroom/wc and could be utilised as a ground floor bedroom if required. The study provides an opportunity for anyone looking to work from home or an additional reception room. The kitchen breakfast room offers a compressive range of matching base and wall units and ample works surfaces with inset sink, range style cooker with extractor hood above and integrated dishwasher. There was ample space for breakfast table, ceiling lighting and double glazed window to the rear elevation. Off the kitchen was a separate utility room with further cupboard storage, Belfast sink, space for American style fridge freezer, double glazed door out to the rear garden and housed in here is the gas fired boiler.

A staircase leads up from the inner hallway to the first floor landing with doors off to all rooms and linen cupboard with wood slatted shelving. The principal bedroom spans the full width of the property with double glazed windows to the front, side and rear elevations, a range of ceiling and wall lighting, radiators fitted and large fitted wardrobes. The room benefits from an en-suite shower room with suite to include a large enclosed shower cubical, low flush w/c and hand wash basin. There are three further good sized double bedrooms which all benefit from their own hand wash basins, ceiling lighting and radiators fitted. The family bathroom comprises a suite to include a panelled bath, with separate electric shower over, low flush w/c and hand wash basin fitted.

- Located In A Mature Residential Located Set Just Off The Centre Of The Market Town Of Leominster
- A Deceptively Spacious Detached Town House, Offering Flexible 4 Double Bedroomed Accommodation
- Including 3 Reception Rooms & En-suite Shower Room To The Principal Bedroom
- All Benefiting From The Most Beautiful, South Facing Enclosed, Mature Rear Garden & Ample Driveway Parking

**OUTSIDE**

The property benefits from it's own private driveway to the front elevation, providing ample off road parking with a gated side access leading to the most beautiful, south facing mature rear gardens. The gardens are a real feature to the property being partially walled and including a large patio seating area directly to the back of the property which then leads onto the principally lawned gardens with mature floral and shrub boarders, ornamental trees, green house and separate traditional potting shed. To the rear of the garden is a raised vegetable garden and a gate leading through to a further garden area with mature fruit trees.

**SERVICES & OUTGOINGS**

Mains Electricity, Gas, Water & Drainage.  
Gas-fired central heating  
Council Tax Band: E

**TENURE - FREEHOLD**

**LOCAL AUTHORITY**

Herefordshire Council. Telephone 01432 260000

**VIEWINGS**

Strictly by appointment. Please contact the agents on 01568 610600  
Viewings to be conducted under our viewings policies, copies of which can be found on [www.bill-jackson.co.uk](http://www.bill-jackson.co.uk)

**Jackson Property (Leominster)**

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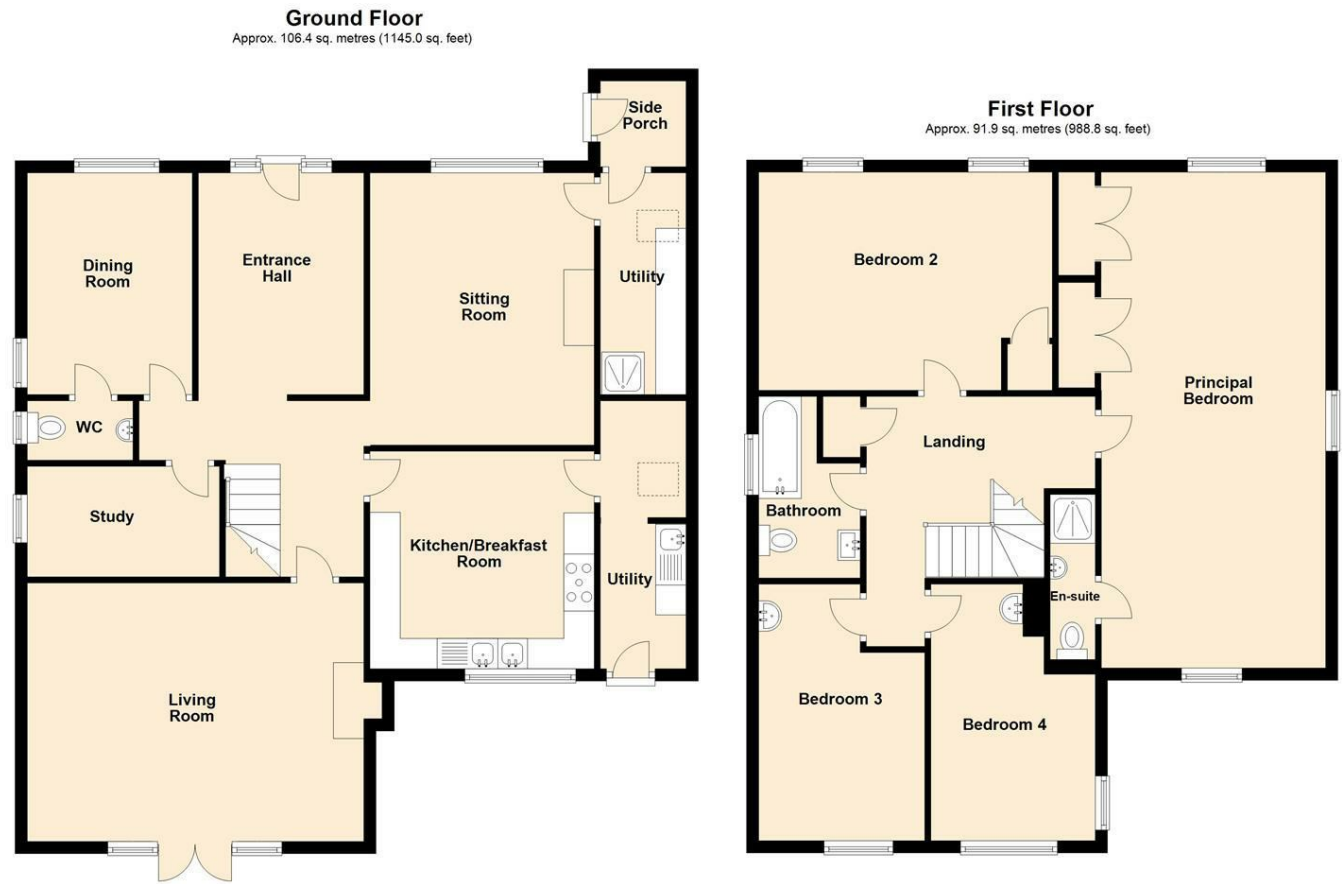
The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification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

**ROOM MEASUREMENTS**

- GROUND FLOOR  
LIVING ROOM - 18'3 x 13'11 (5.66m x 4.24m)  
SITTING ROOM - 14'8 x 12'1 (4.47m x 3.68m)  
KITCHEN/BREAKFAST ROOM - 12'0 x 11'7 (3.66m x 3.53)  
DINING ROOM - 11'11 x 8'11 (3.63m x 2.72m)  
STUDY - 10'4 x 5'11 (3.15m x 1.80m)  
FIRST FLOOR  
PRINCIPAL BEDROOM - 26'8 x 11'9 (8.13m x 3.58m)  
BEDROOM 2 - 15'9 x 11'9 (4.80m x 3.58m)  
BEDROOM 3 - 13'10 x 8'10 (4.22m x 2.69m)  
BEDROOM 4 - 13'8 x 8'10 (4.17m x 2.69m)







Total area: approx. 198.2 sq. metres (2133.8 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
	65		78
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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