



Withenfield, South Street, Leominster, Herefordshire HR6 8JN

Imposing Detached Georgian Town House In Extensive Gardens

Asking Price £699,000



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LOCATION

Withenfield is set in a mature residential location on the southern fringe 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

Withenfield is a most impressive Georgian property set in an established residential area of Leominster, having been in the same family ownership for many years, offering a wealth of charm, elegance and size in abundance. The property is ideal for Entertaining and would lend itself to a number uses or indeed as a grand private home. The accommodation is set over two floors and offers an Entrance Hallway with original butlers bell box and an Impressive Staircase, additional period features include original Georgian glass door panels, wooden closing shutters, ornate coving and picture rails. The Drawing Room is a wonderful room with full height bay windows and a feature marble fireplace with ornate surround and large mantle display mirror over, there is a Formal Dining Room again with feature marble fireplace and surround, morning room and an additional breakfast room, wonderful garden room with decorative Coalbrookdale style flooring, There is a fitted Dining Kitchen to the rear and two separate cloakrooms.

To the first floor there is a large galleried landing with 5 bedrooms communicating off all having the benefit en-suite facilities, making the bedrooms very versatile. At over 3150 square feet the property is Impressive in size and stature, and needs to be viewed to appreciate the character and setting on offer.

- A Stunning Example Of A Detached Georgian Town House Set Just Off The Centre Of The Market Town Of Leominster
- Offering Well Presented, Generous 5 Bed Accommodation With En-Suite Facilities To All Bedrooms
- Spacious Living Accommodation Including Impressive Drawing Room, 3 Further Reception Rooms & Victorian Garden Room.
- All Set In the Most Beautiful Mature Gardens & Grounds With Ample Driveway Parking

Outside the property boasts large gardens extending to approx. half an acre, which have large formal lawns, which are well established with maturing shrubs and flowering plants, specimen trees, there are seating areas dotted around the gardens, and there are very useful outbuildings including a workshop/garden store, and useful brick laundry room with an additional timber garden shed. There is ample driveway space to the side for vehicular parking with an original feature cider press. The entire garden is surrounded by mature hedging, trees and fencing to create a truly private and peaceful space, which would suit keen gardeners, to either enjoy the setting or improve and alter to your own specific requirements.

The agents strongly recommend early inspection to view one of the most handsome traditional town properties in Leominster, which has been lovingly maintained and is a true testament to the current owners.

SERVICES

Mains Electricity, Gas, Water & Drainage.
Gas-fired central heating
Telephone (Subject to B.T. Regulations)

OUTGOINGS

Council Tax Band: G

LOCAL AUTHORITY

Herefordshire Council. Telephone 01432 260000

VIEWINGS

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

Jackson Property (Leominster)

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.

ROOM MEASUREMENTS

GROUND FLOOR

DRAWING ROOM - 26'3 x 16'1 (8.00m x 4.90m)

DINING ROOM - 19'4 x 13'3 (5.89m x 4.04m)

MORNING ROOM - 13'7 x 13'3 (4.14m x 4.04m)

BREAKFAST ROOM - 12'9 x 11'8 (3.89m x 3.56m)

KITCHEN - 17'0 x 11'8 (5.18m x 3.56m)

GARDEN ROOM - 18'1 x 12'4 (5.51m x 3.76m) max

FIRST FLOOR

PRINCIPAL BEDROOM - 17'7 x 14'6 (5.36m x 4.42m)

BEDROOM 2 - 16'9 x 13'3 (5.11m x 4.04m) max

BEDROOM 3 - 17'4 x 13'4 (5.28m x 4.06m)

BEDROOM 4 - 13'5 x 11'2 (4.09m x 3.40m)

BEDROOM 5 - 11'2 x 10'8 (3.40m x 3.25m)



Total area: approx. 292.8 sq. metres (3152.0 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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