



Collingwood House, St Ethelbert Street, Hereford, HR1 2NR





**Collingwood House**  
**St Ethelbert Street**  
**Hereford**  
**HR1 2NR**

#### Summary of features

- Elegant Grade II Listed Town House
- Set in Historic area of the City
- 5 Bedrooms, 3 Reception Rooms
- Much character and charm
- Walled private garden

**Asking price £580,000**

#### Description

An elegant Grade II Listed c.1750 period property standing proudly in this old quarter of the City just a stone's throw away from Hereford Cathedral and City shops. This fine five storey town house (includes excellent basement) is gas central heated and beautifully presented throughout having much charm and original character with sash windows, cast-iron fireplaces and exposed floorboards and even a first floor bay window. The two principal receptions are particularly attractive rooms with old interesting features. Over the upper floors there are five bedrooms, bathroom, en-suite shower & wash room. From the rear conservatory double doors open to a delightful private walled garden with Georgian underground ice house.

This delightful home is ideal for families being so near to private schooling etc but would also be of interest to professional couples wanting easy access to Hereford's commercial centre.

An internal inspection is highly recommended.

#### Situation

St. Ethelbert Street lies just at the end of Castle Street in a conservation area in one of the old quarters of the city and only a short walking distance from the Cathedral and grounds as well as the Castle Green and Hereford shopping centre. Along the street is the Cathedral Independent School and the renowned Castle House Hotel as well as Doctors Surgery, Pharmacy and General Stores.

The accommodation in more detail as follows:-

#### Accommodation

**Front door leads to:-**

##### Reception Hall

With exposed oak floor boards, stairs to the first floor.

**Dining Room 3.79m x 3.75m (12'5" x 12'4")**

An interesting character room having oak flooring,

panelled walls, sash windows with original shutters to front with window seats, inset glazed display cabinet.

**Kitchen/Breakfast 5.85m (average) x 3.37m**

With range of base and eye level units, work surface area, four ring gas hob, inset AEG double oven, fitted dishwasher and fridge freezer. Exposed beams, windows to rear, cupboard housing hot water cylinder, double doors to conservatory and door to:-

**Utility 1.69m x 2.47m (5'7" x 8'1")**

With plumbing and space for washing machine and dryer, sky light and storage units.

##### Cloakroom

With w/c low flush suite, wash hand basin and window.

**Conservatory 4.36m x 3.13m (14'4" x 10' 3")**

Delightful room overlooking the garden having double glazed roof panels and double glazed doors to outside.

**Basement 6.67m x 5.55m (overall) (21'11" x 18'3")**

Being divided into two areas forming excellent storage area with a range of modern base units with stainless steel single drainer sink unit with gas central heating boiler, radiator, cupboards and tiled flooring.

**Stairs lead up from the Reception Hall to the:-**

#### First Floor Landing

With doors off. Feature oval window.

**Drawing Room 7.31m x 3.76m (plus recess which could form a small study area). (24' x 12'4")**

A delightful feature room of much character with beams, three sash windows overlooking the front and a bay window to rear. Fireplace with gas inset fire with marble surround. Mantle fitted pillared bookcases to either side, range of cupboards under.



**Study/Bedroom 5 3.31m x 2.02m (10'10" x 6'8")**

Window to the rear.

**Stairs lead up from the First Floor Landing to the:-**

**Second Floor Landing**

**Bedroom 1 4.15m x 3.96m (13'7" x 13')**

Having exposed beams, three sash windows to the front aspect overlooking St Ethelbert Street and Castle Street, door to:-

**En-suite**

Wash basin with range of fitted wardrobes.

**Bedroom 2 3.46m x 4.09m max (into wardrobes) (11'4" x 13'5")**

Having sash window to rear, exposed beams, fitted wardrobes.

**Bathroom**

Comprising white suite with bath, w/c low flush suite, wash basin with cupboards under, tiled walls and flooring, window.

Stairs lead up to the:-

**Third Floor Landing**

With access to Loft.

**Bedroom 3 4.06m max x 4.02m (13'4" x 13'3")**

With window to front. Fitted wardrobes, door to:-

**En-Suite Shower**

With pedestal wash hand basin, w/c low flush suite, shower cubicle with shower.

**Bedroom 4 6.14m x 3.48m (20'2" x 11'5")**

With fireplace, window to rear.

**Outside**

To the front of the property there is a brick paved area which provides a useful parking space. The rear gardens are a particular feature being private

and enclosed within brick walling. They comprise a paved seating area and brick cobbled path beside which are well stocked beds with shrubs, flowers leading to a further paved patio. A particular feature is an old circular brick underground ice house currently covered over. There is a useful **Outhouse 2.84m x 1.81m** with sink, shelving, power and light and also a garden shed.

**Services**

Mains gas, electric, water and drainage are connected to the property.

**Viewing**

Strictly by prior appointment with the Selling Agents.

**Fixtures & Fittings**

Carpets, blinds, light fittings, curtains and kitchen appliances are included in the sale.



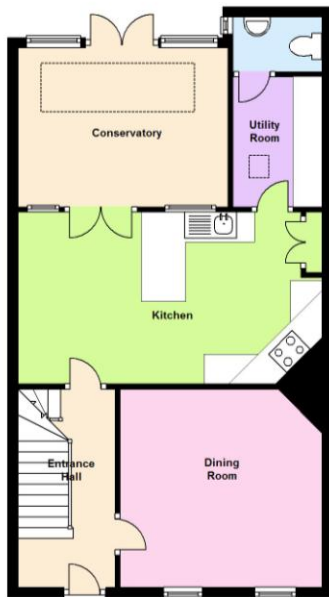
**Directions**

From our offices in St Owen Street proceed along St Owen Street taking the right turn into Cantilupe Street and then immediately into St. Ethelbert Street. Just before the Castle House Hotel the property can be seen on the left hand side.

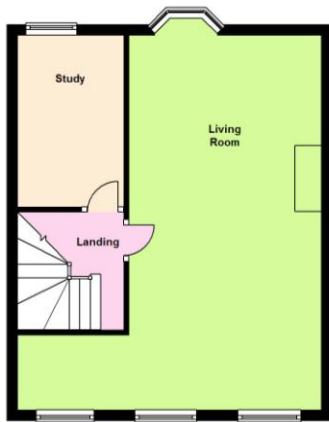




Ground Floor



First Floor



**Viewing by appointment through  
Sunderlands & Thompsons**

**Hereford Branch**

Offa House, St Peters Square,  
Hereford HR1 2PQ  
Tel: 01432 356 161  
Email: enquiries@st-herford.co.uk

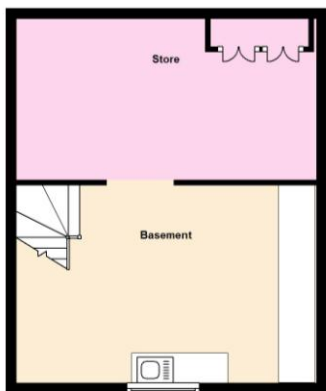
**Hay-on-Wye Branch**

3 Pavement House, The Pavement,  
Hay on Wye, Herefordshire HR3 5BU  
Tel: 01497 822 522  
Email: hay@st-property.co.uk

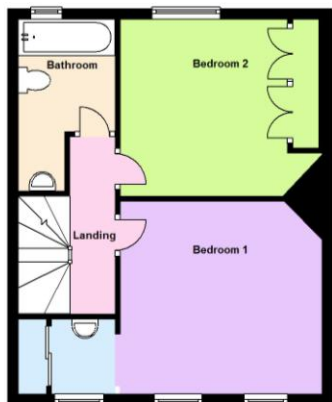
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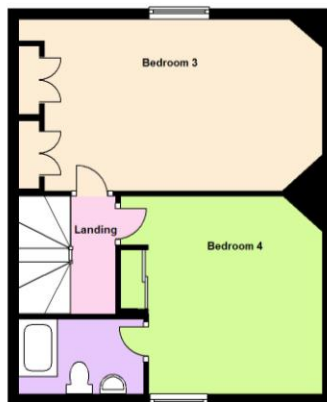
Basement



Second Floor



Third Floor



None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands and Thompsons are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practise. A copy of the Code of Practise is available on request.