



74 Bargates  
Leominster, HR6 8QS

Price  
£325,000

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# 74 Bargates

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HR6 8QS

A spacious five bedroom detached period house situated in a central position within the market town of Leominster. This Victorian property boasts many original features and benefits from gas heating, fully enclosed garden and ample parking. Viewing is highly recommended to appreciate the accommodation on offer.

- Detached Victorian house
- 4 Double bedrooms
- Gas heating
- Fully enclosed garden
- Ample parking
- Town location

## Directions

From Leominster town centre proceed west on the A44 Bargates where the property can be found on the right hand side.

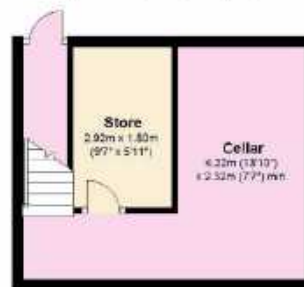
**Ground Floor**  
Approx. 95.3 sq. metres (1028.6 sq. feet)



**First Floor**  
Approx. 85.1 sq. metres (916.1 sq. feet)



**Basement**  
Approx. 22.4 sq. metres (241.2 sq. feet)



Total area: approx. 202.8 sq. metres (2182.9 sq. feet)

## Introduction

This charming 250 year old cottage with Victorian extension has light spacious accommodation which comprises; entrance hall, living room, reception room, dining room, kitchen with large pantry, rear porch/utility, ground floor shower room, landing, five bedrooms, dressing room and bathroom. The property is well positioned within the market town of Leominster and also benefits from gas heating, fully enclosed garden and ample parking.

## Property description

The small metal gate opens onto the pathway which approaches the property's front door. The door opens up into the entrance hall which immediately boasts original features. These include original floor tiles and stain glass windows on the door leading into the porch/utility. A door to the left of the hall leads into the living room which is both light and spacious with cork flooring and windows to the front and side. Beyond this room is the dining room which has useful storage cupboards and features original quarry tile flooring. The kitchen is an extension of the original building and has wooden panelled walls. The room also provides matching wall and base units with recesses for a fridge and cooker. An opening enters a large pantry providing most useful storage space. All other house hold appliances can be fitted in both the porch utility and the ground floor shower room which has plumbing for a washing machine. The shower room also has a three piece suite and a window to the rear. Further living accommodation is available in the reception room which is also a light and spacious room.

The first floor houses five bedrooms, a dressing room and a family bathroom. Bedrooms one and two are both doubles with windows to the front whilst bedroom three which is also a double has a window overlooking the garden and bedroom four has a window to the side. Bedroom five is currently being used as a dressing room and has a window to the side. The family bathroom provides a three piece suite and has a window which overlooks the rear garden.

## Gardens and parking

A pathway from the side of the property leads to steps entering the well sized garden. The area is fully enclosed and mostly laid to lawn with a number of mature trees and flower bed and shrub borders. A pathway positioned behind the shed leads to a small vegetable patch with a further raised organic vegetable patch positioned in the main garden.

Ample parking is available via the property's driveway.

## Services

All mains are connected to the property.

Council Tax Band D.

## Location

Bargates is within close walking distance of Leominster town centre. This is a popular market town and boasts a wealth of local shops, a weekly open air market, national supermarkets and a host of recreational facilities.

Transport facilities are ample with good road links to larger towns and regular bus and train routes. Hereford City is located approximately 12 miles away and offers extensive entertainment and leisure facilities and a wide range of national and chain stores.

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\* Rightmove Intel - HR1, HR2, HR3, HR4, HR5, HR6, SY7, SY8 LD7, LD8

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