



9 Church Street, Leominster, Herefordshire

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

9 Church Street Leominster, Herefordshire, HR6 8NE

A beautiful terraced Grade II listed residence at the heart of the town centre

Leominster station 0.7 mile (London Paddington 3 hours 1 minute, London Euston 3 hours 16 minutes), Ludlow 11.0 miles, A44 (Oxford to Abergystwyth road) 0.2 mile, A49 (Leominster Bypass) 0.9 mile, Birmingham International Airport 65.2 miles

Drawing room | Sitting room | Dining hall
Kitchen/breakfast room | Cloakroom | Cellar
Principal bedroom with en suite and Dressing room | 3 Further bedrooms, 1 en suite | Family bathroom | Courtyard Garden | EPC Rating E

The property

Dating from the mid-18th century, 9 Church Street is an elegant double-fronted, terraced, Georgian family home offering almost 3,300 sq. ft. of sensitively modernised accommodation arranged over three floors. Retained period features include large sash windows, a wealth of exposed wall and ceiling beams and original fireplaces. As is common in period properties, the ground floor accommodation opens from a fielded-panel door set beneath a moulded pediment hood into a dining hall. This leads into a study area, which then leads into a spacious sitting room. This has a large stone fireplace with woodburning stove, en suite cloakroom and a door to a 21 ft. kitchen/breakfast room. The kitchen itself has a range of freestanding base units, Belfast sink and modern integrated appliances. The ground floor accommodation is completed by a double bedroom with stained glass window and fireplace. The property also benefits from a large cellar.

The first floor provides an elegant 23 ft. L-shaped drawing room with open fireplace. The principal bedroom can also be found on the first floor with vaulted ceiling and exposed beams. Leading off the principal bedroom is an en suite cloakroom, a further room currently used as a dressing room with generous storage. This room could be used as a nursery or further bedroom. A large family bathroom, with modern shower and roll top bath, may be found on the landing. Two further bedrooms may be found on the second floor, one with a vaulted ceiling and a modern en suite.

Outside

The property is accessible through the front door and also through a brick arch with single plank door over a private tarmac side carriageway which leads to the kitchen door. The walled courtyard garden is gravelled for ease of maintenance and features well-stocked flower and shrub beds, the whole is ideal for entertaining and al fresco dining.



Location

Surrounded by miles of rolling countryside, the historic market town of Leominster offers an extensive range of day-to-day amenities including a weekly market held in the town square, local and high street shopping, supermarkets, cafés, restaurants, a leisure centre, parks and primary and secondary schooling. The nearby market town of Ludlow offers a comprehensive range of shopping, service and recreational facilities. The property is situated yards from Leominster Priory, a church founded in 660AD. Beyond the church are meadows to be enjoyed.

The market town offers a wealth of independent shops, such as butchers, bakers, greengrocers which are all within a stone's throw from 9 Church Street.

The area offers a wide range of schools including Lucton, Moor Park, Hereford Cathedral, Bedstone College, The Downs, The Elms and Malvern College.

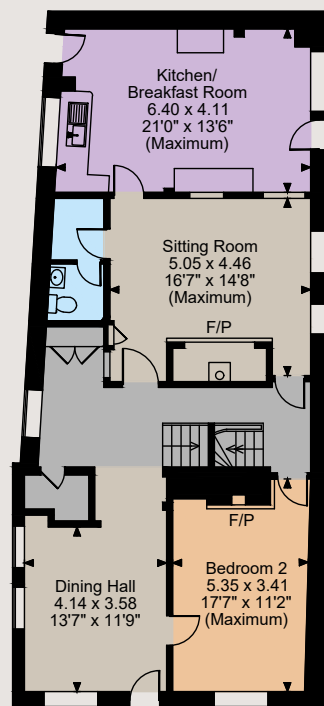
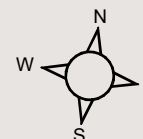
Directions

From Strutt & Parker's Ludlow office head south on Bull Ring (B4361), after 2.4 miles turn right onto A49 and after 8.1 miles at the roundabout continue straight onto Mill Street (A44). Turn left onto Rainbow Street, turn left onto Burgess Street then turn right onto High Street. Turn left onto Church Street and the property can be found on the left.

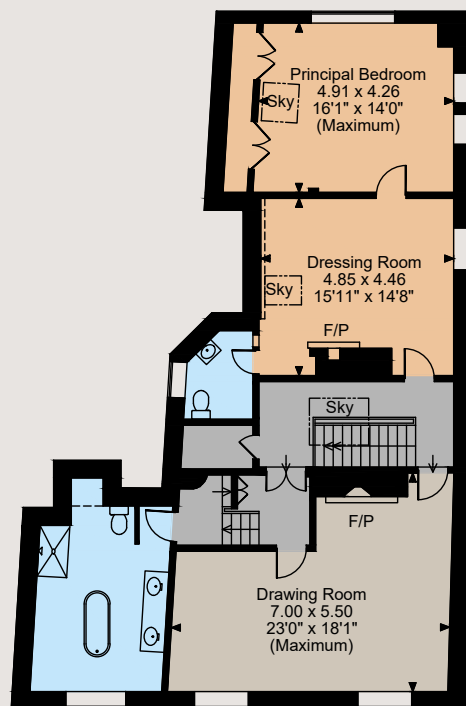
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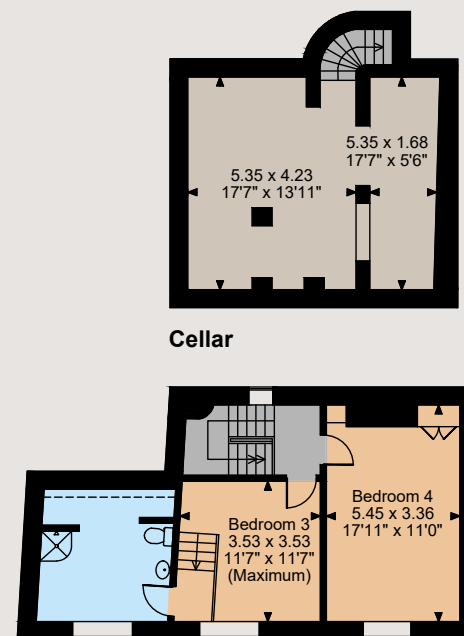
9 Church Street, Leominster
Internal area 3,288 sq ft (305 sq m)



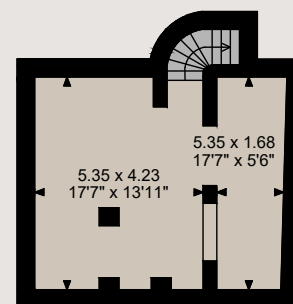
Ground Floor



First Floor



Second Floor



Cellar

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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General

Local Authority: Herefordshire Council

Services: Mains electricity, gas, water and drainage; gas central heating.

Listing: The property is Grade II listed.

Council Tax: Band E

Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Other items may be available by separate negotiation.

Tenure: There is a flying freehold above the archway.

Guide Price: £485,000

Ludlow

26 Bull Ring, Ludlow, Shropshire SY8 1AA

01584 873711

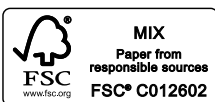
ludlow@struttandparker.com

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