1, The Gatehouse, Church Street, Leominster, HR6 8NE

Price £350,000

COBB AMOS

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LAND & NEW HOMES

1, The Gatehouse Church Street Leominster

We have pleasure in bringing to the market: an architecturally prestigious Georgian, two storey, family home which has accommodation over three floors and is situated within the sought after and centrally located, Church Street, of Leominster. The property offers newly renovated and stylish accommodation and boasts many character features synonymous with the era including: exposed wall and ceiling timbers, sash windows and original fireplaces. We highly recommend arranging to view this impressive, CHAIN FREE home to fully appreciate its superb finish and presentation. Please call 01568 610 310 to arrange.

- GEORGIAN GRADE II LISTED HOME
- NEWLY RENOVATED & STYLISHLY PRESENTED
- FOUR DOUBLE BEDROOMS
- MASTER WITH LUXURIOUS EN-SUITE
- COURTYARD GARDEN
- ORIGINAL FEATURES THROUGHOUT
- LEOMINSTER TOWN CENTRE LOCATION
- CHAIN FREE

<u>Material Information</u>
Price £350,000
Tenure: Freehold
Local Authority: Herefordshire
Council Tax: D
EPC: (null)
For more material information visit www.cobbamos.com

Energy Performance Certificate not required on Listed Buildings

Please note that the dimensions stated are taken from internal wall to internal wall.

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Introduction
1 The Gatehouse dates back to 1455 and being Grade II Listed: indicates its historical significance and architectural interest. It has undergone a complete renovation and now enjoys stylish, practical and well presented accommodation of which the ground floor comprises; entrance hallway, sitting room, WC, utility room and kitchen/dining room. The first floor comprises; two double bedrooms (master with en-suite) and a family shower room. The second floor comprises; two double bedrooms. In addition there is a courtyard garden with walled boundary and rear access.

Property Description
Entry into this prestigious Gatehouse begins through an open alcove and into a welcoming entrance hallway with stairs to the first floor. Immediately noticeable are the sympathetically revived and historical nods to the past such as: stained glass panes in the doorway, high ceilings, wall paneling and column style radiators that give a warm first impression to this newly renovated home.

To the left is an impressive sitting room with a pair of tall sash windows overlooking the desirable Church Street below. Additional delights are the original shutters, exquisite ceiling coving with intricate floral detail and a centrally placed open fire. The vendors have installed a large column radiator and carpet has been newly laid.

To the far end of the entrance hall is a utility room, WC and door to the back courtyard garden. The utility has plumbing for a washing machine, sink, base unit and oak work top. The WC is located under the stairs and has room for the storage of outdoor footwear or other utility goods. The fuse box for the building is also housed here.

The kitchen is entered from the utility room. The high ceiling proportion of this room with large garden aspect window, open fire, oak parquet flooring and newly fitted units make this room ooze character and style. The vendors have very much created a 'newly revived historical home with a hint of contemporary styling'. There is a range of new wall and floor kitchen cabinets with base lighting, integrated fridge/freezer, induction hob with integrated extractor, waist height oven with microwave above and a selection of tall pantry units. There is also a feature wine cupboard with back lighting and room for a large dining table to sit centrally within the space.

On the first floor is a master bedroom with en-suite, bedroom two and a shower room. The master bedroom is of a generous size and handsomely framed by two tall alcove, sash windows. There is an open fireplace, long column radiator, picture rail and paneling detail has been added to the walls. The room benefits from having its own en-suite. The en-suite has been luxuriously styled and wouldn't look out of place in an expensive hotel suite. The room is fully tiled with marble effect stone tiles and has a full size bath with shower over and heated towel rail; all in a glamorous brass finish. There are 'his' and 'hers' hand basins sat on a vanity cupboard with black quartz top and a large mirror over that bounces the light across the room. There is also an obscured window out for added light and ventilation.

Bedroom two has rear aspect. Much thought has been given to the design and layout of bedroom two and in fact each of the four double bedrooms throughout this home; with feature wall paneling, bedside lights and sockets, hidden head height sockets for TVs and some in-built storage. The paint colour choices are sympathetic to the age and character of the property and each room has been newly carpeted.

The shower room on the first floor has a shower cubicle with chrome fitments, WC, hand basin and heated towel rail. It has been tastefully styled.

On the second floor are two additional double bedrooms. Bedroom three sits within the eaves and has rear aspect and an exposed timber A frame. Bedroom four has front aspect and an open fireplace with intricate mirror above.

Garden
The Gatehouse has a small courtyard garden with areas laid to: grass and newly laid patio for moments of al fresco dining. It has a walled boundary with timber gate providing rear access. There is also private side access to The Grange.

Services
Herefordshire Council Tax Band D
Tenure: Freehold
Mains electric, gas, water and drainage.
New gas heating system installed March 2025
A parking permit can be purchased for £30 per year (one car).

Broadband
Broadband type Highest available download speed Highest available upload speed Availability
Standard 18 Mbps 1 Mbps Good
Superfast --Not available --Not available Unlikely
Ultrafast --Not available --Not available Unlikely
Networks in your area - Openreach
Source: Ofcom Mobile Checker

Outdoor & Indoor Mobile Coverage
Please follow the link below take from Ofcom Mobile Checker:
https://www.ofcom.org.uk/mobile-coverage-checker

Location
The property is situated in the beating heart of the popular market town of Leominster. The town 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.

What3words
What3words:///disbanded.slogans.poet

Agent's Note
In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £24 inclusive of VAT per purchaser in order for us to carry out our due diligence.

DIRECTIONS
On leaving the Leominster Office (2 Broad Street) enter Church Street and the property is located on your right hand side.

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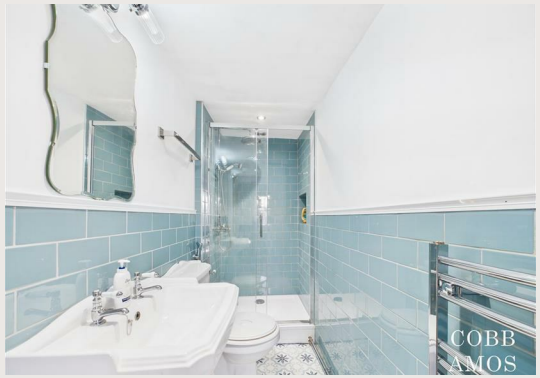
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