



**Scudamore House, Scudamore Street,
Whitecross, Hereford, HR4 0HN**

Guide Price £779,000

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- A spacious detached, upgraded and improved 4 bedroom family house with lower ground floor annexe, parking, gardens and garage. Over 3000sq ft of accommodation**
- Over 3000 sq ft of accommodation including single garage
 - Four reception room and superb 25'7" open plan kitchen/dining/family room
 - Four bedrooms and separate lower ground floor one bed annexe (converted in 2014)
 - Many original features including fireplaces, W.Godwin tiles, sash windows
 - Parking for approximately 8 vehicles
 - Complete external redecoration in 2023
 - Landscaped gardens with planting for year-round colour





Overview

Situated approximately $\frac{3}{4}$ mile to the west of the city centre, in the popular Whitecross area of the city, the property is well situated for access to local amenities including convenience stores and takeaways just a few minutes walk away. The shop and pharmacy are also just a few minutes walk away on Westfaling Street, additional shops, butchers, pubs, schools all within five minutes drive and the city centre five/ten minutes drive.

Hereford itself offers a wide range of services and amenities including leisure facilities, pubs and restaurants, the Old Market shopping, restaurant and cinema complex, the recently opened nMite University, Hereford Cathedral School and The Courtyard Theatre. High Town the original heart of Hereford city has a wide range of shops and Church St with its boutique shops and cafes leads to the cathedral. Lovely walks are available around the Cathedral, Castle Green, Bishops Meadows and King George IV playing fields situated alongside the beautiful River Wye.

There are regular bus services into the city centre (several bus stops within a few minutes walk of the property) where there is a mainline railway station with hourly services to Birmingham, Newport and Shrewsbury.

Geographically Hereford is situated approximately 16 miles (26 km) east of the border with Wales, 24 miles (39 km) southwest of Worcester, and 23 miles (37 km) northwest of Gloucester. Dual carriageway and motorway links are available at Worcester, Ledbury and Ross on Wye leading to the wider motorway network.

The property itself occupies a tucked away yet very convenient location within Whitecross having large lawned gardens and gravelled driveway and parking, in turn leading to a single garage. Its sits well back in its plot offering additional privacy.

The property believed to date from circa 1890 has been upgraded and improved by the current vendor. In addition to the four character reception rooms situated within the main house, is a superb rear extension providing a spacious open plan kitchen/dining/family room with double doors leading onto the patio terrace.

There are also double doors from the sitting room to the patio creating a lovely entertaining area. To the first floor are four good sized bedrooms.

To the lower ground floor level with its own independent access, is a useful self contained annexe with one bedroom, shower room and open plan kitchen/living area. This offers a useful potential income opportunity, AirBnB/letting unit, teenager suite or home office.

In more details the accommodation comprises:

Entrance Hall

With original tiled floor, radiator, stairs to lower ground floor and first floor and doors to

Reception Room

Situated to the front with bay sash window, original cast iron fireplace.

Dining Room

To the front with sash window

Study

To the rear with two windows to side elevation, built in recessed cupboards and consumer unit.

Sitting Room

With bay window to rear elevation, original cast iron fireplace with ornate tiled inset and double doors leading to the patio and gardens, two radiators, built in recessed cupboards and shelving.

Inner Lobby

With built in storage cupboards

Cloakroom

With low level WC, wash hand basin in vanity unit, bidet, window to side elevation, radiator, recessed ceiling spotlights



Open plan kitchen/dining/family room

A superb family living room completely redecorated in 2023 and comprehensively fitted with a range of wall and base units incorporating built in oven and Lamona hob, integral fridge freezers, island unit, velux window, window to side elevation and glazed double doors to garden terrace, 'Intrepid' wood burning stove and space for sofas and dining table.

Self Contained Lower Ground Floor Annexe/Bedroom F

With both access direct from the main house and external steps leading to the kitchen entrance

Bedroom

With window to side elevation

Shower Room

With shower, WC and wash hand basin

Open plan kitchen/living room

Fitted with wall and base units incorporating stainless steel sink unit, plumbing for automatic washing machine, fridge freezer, electric cooker point. Door to external steps

First Floor

Landing

With attractive stained glass inset window, doors to

Bedroom

Situated to the front with sash bay window, built in wardrobes and cupboard, further range of wardrobes with hanging rail, shelving and drawers.

Bedroom

To the rear with window to side elevation, airing cupboard and double panelled radiator.



Bedroom

To the rear with built in wardrobe, windows to side and rear elevations, window seat, double panelled radiator

Bedroom

To the front with shower cubicle, sash window to front elevation, single panelled radiator

Bathroom

Low level WC, wash hand basin, panelled bath, obscured glazed window to front elevation

Shower Room

Outside

The property is approached from Scudamore Street via a sweeping gravelled driveway leading to a parking area and the detached single garage. There is ample driveway parking for approximately 8 vehicles. The gardens are fully enclosed within a hedge and fenced surround with mature and well established trees and large front lawned area. Feature pond. Gated access to the rear gardens with further lawn and recently laid paved patio, raised floral borders and hedge, wall and fenced surround. Garden storage shed and raised vegetable beds. The gardens are designed to provide both privacy and year round colour.

Local Authority

The Hereford Council Tax Band F

Services

We are informed by the vendors that all mains services are connected.

Internet Speed

Full fibre 900Mbps broadband available. Source <https://fairinternetreport.com/results/HR40HN>



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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Approximate Area = 3082 sq ft / 286.3 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Hunters Property Group. REF: 1097577

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
01432 278278 | Website: www.hunters.com

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