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Brockhurst, 77 Aylestone Hill, Hereford, HR1 1HX

'Located at the top of Aylestone Hill a distinctive house of the Edwardian era which offers extensive accommodation arranged over three levels together with cellars. The accommodation is centrally heated and includes five/six bedrooms'

£575,000 (Freehold)

Residential Sales and Lettings

Brockhurst, 77 Aylestone Hill, Hereford, HR1 1HX

LOCATION

Brockhurst sits just off Aylestone Hill, about one mile north of the City Centre and in a Conservation Area. In the locality there are amenities including higher educational establishments for which the city is noted. Hereford offers an extensive range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

Brockhurst, 77 Aylestone Hill is a distinct semi detached house which offers an extensive level of accommodation arranged over three principal levels together with extensive cellar accommodation. On the ground floor there is an appealing entrance hall with three reception rooms off together with a kitchen/breakfast room plus ancillary accommodation. On the first floor there is an impressive sitting room/principal bedroom together with three further bedrooms and a bathroom whilst on the second floor there are a pair of bedrooms and a further bathroom. Throughout the property there is exposed joinery including doors, skirting boards and window surrounds and the property is centrally heated. In more detail this classic individual home with established garden areas, driveway and generous garaging includes:

ON THE GROUND FLOOR:

Reception Porch

1.4m (4'7) x 1.24m (4'1)

Open fronted and with steps up to the front door and multi glazed panels to the side, curved ceiling structure and with semi circular leaded light over the splendid original front door which again has feature leaded and coloured glass panels and opens to:

Entrance Lobby

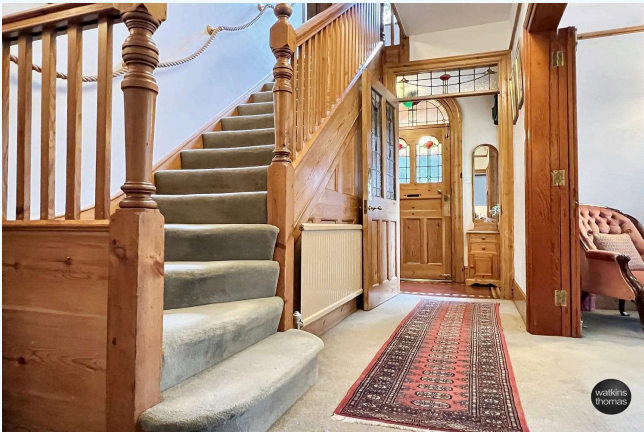
2.06m (6'9) x 1.17m (3'10)

With a window with stripped surround to the side, door with glazed upper panels to the cellar rooms, door with coloured leaded glass panels to the principal reception hall and door to study. Original tiled floor and radiator.

Principal Reception Hall

4.19m (13'9) x 2.13m (7'0)

Including the fine staircase to the first floor, stripped picture rail, radiator, 9' ceiling height, stripped skirting boards, wall light point, stripped original doors to the kitchen and dining room and with a pair of folding doors with leaded upper panels to:



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The Drawing Room

3.96m (13'0) x 3.96m (13') (15'1 into semi circular bay)

With a semi circular bay with stripped windows overlooking the garden, 9' ceiling height, radiator, window with stripped surround to the side, picture rail, wall light points, curved radiator and with a splendid oak fire surround with cast iron and tiled inset and hearth.



The Dining Room

3.96m (13'0) x 3.45m (11'4) (12'9 maximum)

With a 9' ceiling height and having a classic French door with adjacent windows to the side and over, leading to the gardens. Picture rail, radiator and to either side of the cast iron fireplace, with tiled inset and living flame fire, there are cupboard and drawer units with display recesses.

The Study

3.66m (12'0) x 3.51m (11'6)

With two windows with stripped surrounds and with a pine fire surround with cast iron and tiled inset and living flame gas fire together with original tiled hearth. Radiator, stripped skirting boards and wall lights points together with picture rail.



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The Kitchen/Breakfast Room

3.66m (12'0) x 3.91m (12'10) (19' 4 maximum)

This room is L-shaped in plan and has a window to the rear with stripped surround, picture rail, 9' ceiling height and is fitted with base cupboard and drawer units with wood edged working surfaces over, tiled surrounds and matching eye level cabinets including open fronted shelving. Two single drainer sink units with mixer taps, built-in dishwasher, built-in double electric oven and fridge, breakfast bar and four ring gas hob with hood over. Serving hatch to dining room, radiator and with further breakfast recess. Wall light point. Stripped original door to:



The Utility Room

2.13m (7'0) x 1.78m (5'10)

With a double glazed window, stainless steel sink unit with cupboard below, sliding doors to a wardrobe cupboard with cabinets over, stripped original door to the outside and with a door to:

Shower Room

3.43m (11'3) x .91m (3'0)

With a tiled shower cubicle with thermostatically controlled shower unit and tiled walls, low level wc and wall hung wash basin. Radiator with towel rail over and secondary glazed window.

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ON THE FIRST FLOOR:

Landing

5.44m (17'10") x 2.13m (7')

Including feature stairway to the first floor, window to the side, picture rail, radiator, stripped banister and hand rail and doors to:



Bedroom 1/Sitting Room

3.89m (12'9") x 3.96m (13') (15'6" into a semi circular bay)

With a stripped bay window and window seat overlooking the front garden area, stripped window to the side, radiator, picture rail, alcove, shelving and fine cast iron fire surround with marble inset and hearth and living flame gas fire.



Bedroom 2

3.96m (13'0") x 3.48m (11'5") (13' maximum)

With a stripped window surround overlooking the front garden area, picture rail, radiator and with twin wash basins with cupboards below, shelving and mirror over with high level cabinets and units including two double wardrobe cupboards and cupboard with fitted shelves.

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Bedroom 3

3.66m (12'0) x 3.56m (11'8)

Having a window with stripped surround to the rear, picture rail, wall light points, radiator and along one wall there are fitted units including a sink with drawer units below, shelving and mirror over, book shelving and two double eye level cabinets together with a double wardrobe cupboard, single wardrobe cupboard again having cabinets over.



Bedroom 4

3.28m (10'9) x 2.44m (8')

With a window with stripped surround to the rear, radiator and again provided with a vanity wash basin with drawers below, wardrobe cupboard, high level cabinets, picture rail, radiator and further shelving units and study/desk area.

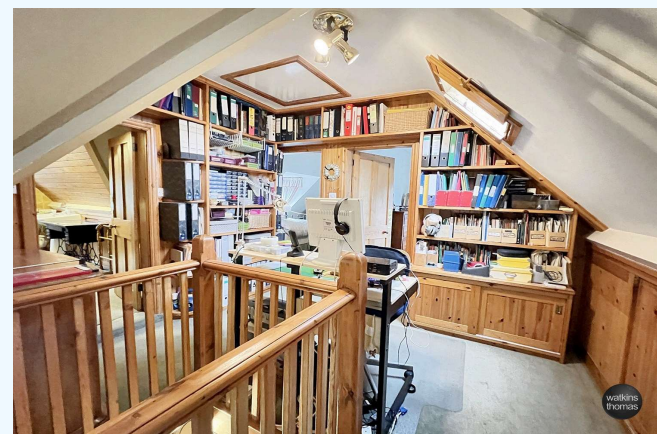
Bathroom

2.39m (7'10) x 1.93m (6'4)

With white suite comprising bath with mixer tap, low level wc, wash basin with adjacent tiled surface and cupboards below together with bidet. Extensively tiled walls, picture rail, double glazed window with wooden surround, feature wood grain effect flooring and towel radiator.



ON THE SECOND FLOOR:



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Landing

5.38m (17'8) x 1.88m (6'2) (to purlins widening to 10'7)

With a sash window, sky light, fitted shelving, built-in eaves storage cupboards and with stripped original doors with push plates to:

Bedroom 5

3.96m (13'0) x 2.84m (9'4)

Part with reduced head room and having a window with stripped surround to the front, radiator with cover, fitted shelving and wall light points together with a pair of stripped doors to wardrobe, high level cabinet and desk area.

Bedroom 6

3.58m (11'9) x 2.51m (8'3)

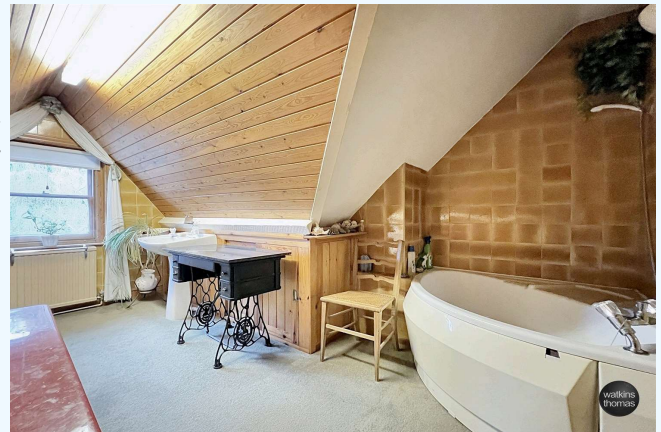
Again with part reduced head room, window with stripped surround to the rear, radiator with cover, book shelving and having a recessed wardrobe cupboard with a pair of doors to the front and cabinets over.



Bathroom 2

3.91m (12'10) x 1.73m (5'8) (to purlins widening to 9'4)

Part with reduced head height, stripped sash window to the front, tiled walls, part timber clad ceiling and with suite comprising corner bath with shower attachment to taps, low level wc and wash basin. Eaves storage cupboards, radiator and ladder radiator.



ON THE LOWER GROUND FLOOR:

Freezer Room

2.13m (7'0) x 3.96m (13'0)

Approached over brick steps from the principal entrance height and having a ceiling height of approximately 6'9. Doors then lead through to the utility room and:

Workshop

With a 6'10 ceiling height, electric light and power points.

The Boiler Room/Utility Room

3.96m (13'0) x 3.48m (11'5)

With sink unit, plumbing for washing machine, Scanfield boiler and eye level cabinets. Door to rear and door to:

Four Person Sauna Area

2.21m (7'3) x 2.11m (6'11)

With butlers type sink unit and tiled shower cubicle.

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OUTSIDE:

Driveway & Garaging

A pair of gates open to a tarmacadam driveway and turning area off which is located THE DOUBLE GARAGE BLOCK (16'5 x 19'6) with a double up and over door to the front and having electric light and power points and the SECOND GARAGE (10'2 x 18') with a ceiling height of approximately 9' and side sliding door.

Gardens

The driveway is bordered by lawned areas with stone surrounds and planted with a wealth of shrubs and plants. Within the grounds there are specimen trees. To the roadside there is a mature hedge. The lawn area sweeps to the front of the property and there is a sun terrace/patio area with climbing plants to the main residence. There is a seating/entertaining area with sliding doors to storage facilities and an expanse of lawn with trees, rose trellis with climbing plants over and silver birch. At the rear of the property there is a stone garden area with mature boundary. Within this area is the oil storage tank.



COUNCIL TAX BAND E

Payable to Herefordshire Council

BROADBAND & MOBILE PHONE COVERAGE

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

SERVICES

It is understood that mains electricity, gas, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

Agent Note

The property is provided with thermal panels (for hot water) and photovoltaic (pv) panels (for electricity) which combined provide a significant energy saving. The panels are transferrable with tariff lasting until 2037 (further details are available on request).

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VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

DIRECTIONAL NOTE

From central Hereford proceed along Commercial Road and enter Aylestone Hill, proceed up and over the summit, passing over the two mini roundabouts and then Number 77 will be identified on the left hand side by the agents for sale board.

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

23rd December 2024

ID38380

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ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

Energy rating and score

This property's energy rating is C. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

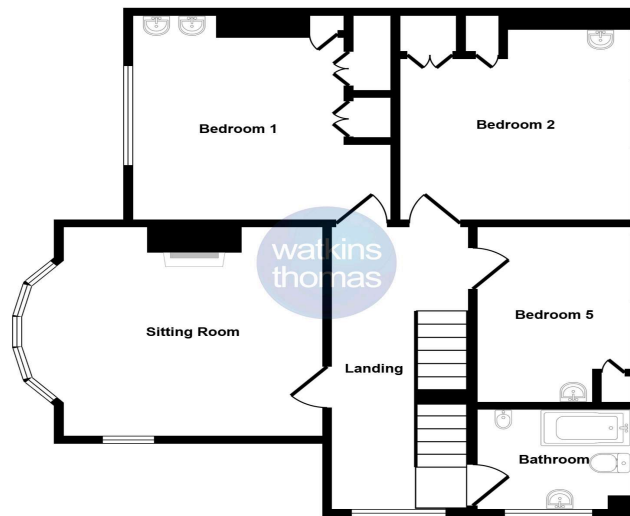
The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.


For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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First Floor

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

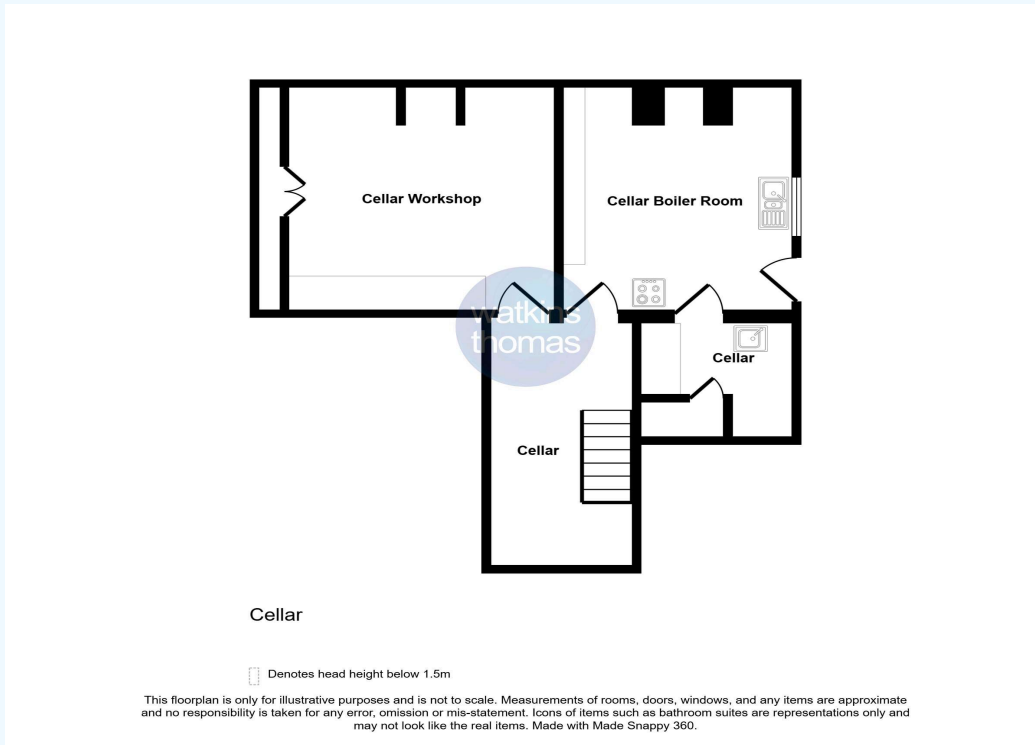


Second Floor

 Denotes head height below 1.5m

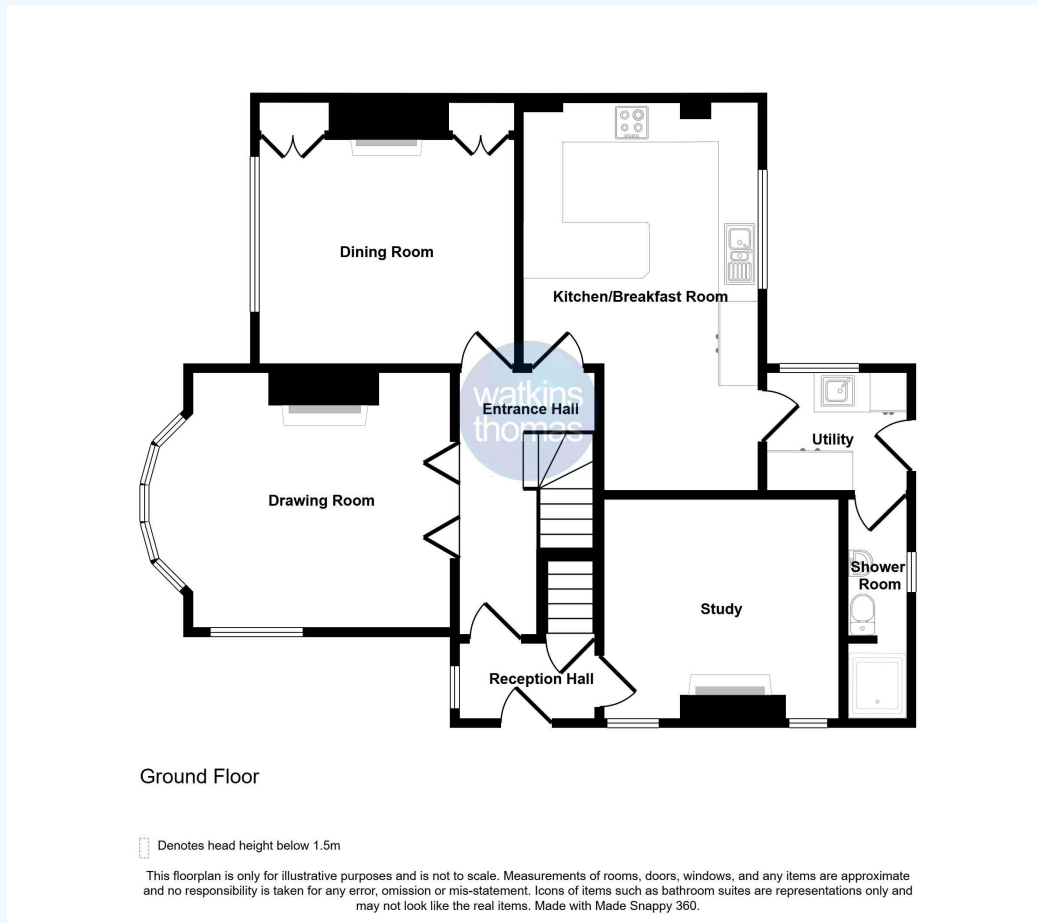
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FLOOR PLAN

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purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give, and neither WATKINS THOMAS LTD nor any person in its employment has authority to make or give any representation or warranty whatever in relation to this property.