

93 BARGATES

£300,000



“A highly versatile, characterful home”

Leominster, Herefordshire

In the heart of Leominster’s popular Bargates area, this characterful, Victorian terrace property offers flexible accommodation over three floors, a large kitchen, office, attic room and a long, meandering garden: a warm home, perfect for a growing family.

- Extensive, versatile accommodation
- Attic room
- Undercover outdoor seating area
- Additional cellar rooms
- Character throughout
- Easy walking distance to town
- Multiple garden buildings
- Large garden



Set back off the road, the property is entered via the covered side alleyway into the inner hallway via a stable door. From here, long sight lines reach front and back. To the front of the property sits the open-plan dining and sitting room. This zoned space is large enough to accommodate a dining table for mealtimes and entertaining. A set of stairs behind an ornate metal balustrade leads down to the cellar rooms below. For peace of mind, all metalwork balustrades and railings to the cellar and bedroom fire escape and attic stairs are fitted with child safety locks.

The living room is well-lit via a large window to the front. A cosy, Clearview wood burner sits within a rendered fireplace, beneath a timber mantel and creates an attractive focal point for the room. A door leads into the sun room, which sits at the very front of the property.

The large kitchen sits to the rear and has a galley area, with plenty of storage cupboards and countertop space for food prep, as well as ample space for home appliances. The rearmost section of the kitchen has space for a large, range-style cooker and further storage cupboards. An attractive, glazed, timber door leads out to the undercover garden seating area. A large shower room completes the downstairs.

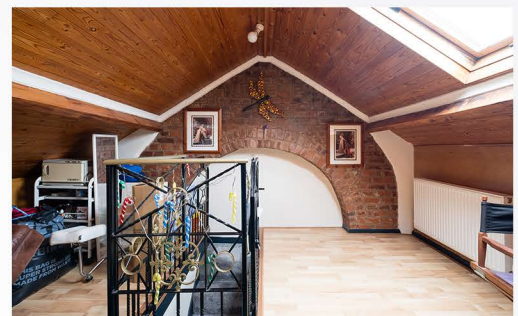
The useful cellar rooms are currently used as a home office and a guest bedroom with built-in wardrobes.

The first floor has two bedrooms, both with built-in storage and shelving. The bedroom to the rear also has an attendant en suite shower room.

On the top floor is the useful attic room: a well-lit room, courtesy of a Velux window, featuring plenty of timber detailing and a large brick arch. This room could have a variety of uses: a home office, workout space or hobby room.



Outside: The property is approached via a set of steps and has a tidy, low-maintenance garden to the front. A beautiful surprise with this property is the long rear garden, comprised of a series of garden "rooms". Directly behind the property is a sunken covered seating area and a small ornamental pond. Up a few steps, sits the first of the garden's lawn areas: bordered on both sides with well-stocked flower beds. There is a further seating/ outdoor dining area, a series of useful garden sheds, a gated compound and a further lawn area with a greenhouse.





Area: Bargates is a popular residential area in the heart of Leominster and offers convenient access to the town's facilities yet with the benefit of open Herefordshire countryside not far from your doorstep. Leominster town offers independent shops, supermarkets, transport hubs, schools, medical services, cafes and restaurants.

At a glance:

Bedrooms: 3
 Tenure: Freehold
 Council Tax Band*: A
 Heating: Central heating; Gas
 Services: Mains electricity, water and drainage.
 Services charges: Nil
 Flood Risk: Very low risk***
 Covenants: Shared passageway access
 Broadband: Yes** (Ultrafast up to 1800Mbps)
 Mobile: Yes, coverage available**

* correct as of instruction date

** Source: Ofcom

*** Gov.uk flood risk checker



EPC and floor plan available on the website.

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