

26 FROME COURT

£242,500



“A beautiful apartment with a sense of grandeur”

Bartestree, Herefordshire

Set within the attractive, historic Frome Court development on the outskirts of Hereford, this beautifully presented, ground floor, Grade II apartment is light and airy, has a lovely warm feel and contains character features throughout: creating a stunning, elegant home.

- Stunning conversion
- Generous proportions
- No onward chain
- Allocated parking
- Bright and airy
- Beautiful setting in rural Herefordshire
- Village shop/ post office within walking distance
- Additional visitor parking



This impressive, notable building - formerly part of the refectory at St Michael's Covent - was part-designed by renowned architect Augustus Welby Northmore Pugin and is replete with character features and includes pretty stained glass windows, stone corbels and high ceilings. Recent additions, such as bespoke curtains, new flooring and Farrow & Ball-painted walls sit timelessly within the property.

The apartment is accessed through two communal doors with secure intercom services, it is here where the grandeur of the building is realised: with generous space, stained glass and tiled flooring. The spacious inner hallway has large windows overlooking the gardens. From here the hallway leads through to the impressive sitting room: high ceilings, an open-plan layout, deep-sill'd leaded windows and handmade Roman blinds echo the class of the building's exterior.

The room also comprises a dining space - easily large enough to sit a family-sized table - as well as an additional area, currently used as an office. The kitchen is fitted with AEG appliances, gas hob and waist-height electric oven, dishwasher, washing machine and microwave. The open-plan layout of the kitchen makes it a great, convivial space for entertaining or chatting with family at mealtimes.

Along the hallway, the master bedroom has fitted wardrobes and an ensuite shower room with Karndean flooring, WC, pedestal wash hand basin and walk-in shower. The guest bedroom is also a double room and has a window overlooking the front elevation as well as plenty of storage. The family bathroom has a bath with shower overhead, WC, pedestal wash basin and Karndean flooring.

The maintenance of Frome Court is managed to a high standard, inside and out - keeping the building and its history preserved with its manicured, mature gardens providing plenty of outside space in which to soak up the countryside air, making the complex a great place to live. The apartment comes with its own allocated parking as well as additional parking for visitors.





Area: From Hereford, take the A438 east, toward Ledbury. Pass through Lugwardine and into Bartestree, passing the village stores on the right. After 1km, take the right turn into Frome Court and continue up the driveway. Take the second turning on the right (through pillars marked "Frome Court") and follow this around the court until you come to a parking area. Park in the visitor parking bays.

DISCLAIMER: The vendor of this property is a staff member at Magi Alexander Limited.

At a glance:

| | |
|--------------------|---|
| Bedrooms: | 2 |
| Tenure: | Leasehold (976 years remaining) |
| Council Tax Band*: | C |
| Heating: | Gas central heating |
| Services: | Mains gas, electricity, water and drainage |
| Service charges: | Maintenance: £172.14/ month - covers all cleaning and maintenance of internal and external communal areas; plus sinking fund, building insurance and garden upkeep. Ground rent: £100/ year. |
| Covenants: | None known |
| Broadband: | Yes** |

* correct as of instruction date | ** Source: BT



EPC and floor plan available on the website.

DISCLAIMER: Neither these particulars, nor oral representations, form any part of any offer or contract and their accuracy cannot be guaranteed. The Agent has not verified the tenure, boundaries, rights of way or structural integrity of the property. Therefore, prospective purchasers should satisfy themselves as to the correctness of details given in these particulars by inspection or otherwise.