

5 Bed Detached In Aylestone Drive , Hereford, HR1 1HT

£590,000





SHORT DESCRIPTION

Property Ref: 14937 This impressive family / executive home sits elevated above the cathedral city of Hereford, at the end of a small cul-de-sac with no through routes, providing privacy and comfort in pleasant surroundings. Only a few minutes walk from city amenities (hospital, train station, shops etc), the superb position of the house allows you to open doors to bird-song while overlooking the city and onward to the black mountains. Offering a very flexible living space with multi-generational possibilities and several leisure areas, this is a home that would suit anyone. Believed to have been privately constructed in the early 1980's, the house has been extensively renovated by the current owner to replace and upgrade many the original parts of the dwelling, futureproofing this fabulous home for the next owner. Property Details Kitchen – 3.9m x 3.8m Recently installed, this dream kitchen has been finished with composite stone worktops/splashback and Bosch integrated appliances (easy clean tempered glass gas hob inc. wok burner, extract unit, full sized dishwasher, large capacity premium washing machine, separate large fridge and freezer, single steam oven, large combi oven / microwave, separate warming drawer). Other benefits include under counter waste sorting bins, energy efficient smart dimmable LED worktop lighting (switch operated or smart-home connected for voice/app control via Google etc) and architectural Grohe sink & pull out mixer tap. An ultra-quiet premium sink mounted disposal unit handled all food scraps, saving time and diverting waste from outdoor bins. A side door provides access to the garage or rear garden and incorporates a microchip operated cat flap (reads existing pet ID microchips). WC & Coats/Boots – 0.9m x 2.7m Just inside the front door, this area provides useful storage for coats & boots as well as new WC and sink incorporating water saving technology. Study – 3m x 3.8m Currently a work-from-home office, this area could easily be repurposed into a 6th bedroom, playroom, separate dining room etc. Open Plan Dining Room / Living Room – 9.3m x 3.9m This expansive area is currently laid out to accommodate a sizeable dining table at one end, a spacious lounge at the other by the fire and a large, enclosed infant play area between. The multi-fuel stove is currently configured as a captivating wood burner but can easily convert to coal etc (just add the extra grate - provided). Split zone dimmable LED lighting is ready for smart-home connection if desired. Entertaining Space / Gym – 5.9m x 5.7m This area (with adjoining bedroom 5) was built to contain a pool & sauna. Previously without heating and with an uninsulated roof, there have been extensive recent changes to this part of the house. The roof has been replaced with a highly insulated build, including several huge remotely openable (and rain sensing auto-closing) glass panels. A new energy efficient home heating system has also been extended to include this space. The light and cavernous area is presently used as a triathlete gym but has endless potential. Dimmable LED lighting is present and may be smart-home connection if desired. Bedroom 5 – 3.3m x 5.7m Currently used as workshop space, this large room could easily continue to function beyond sleeping quarters or could form part of separate ancillary accommodation if desired (coupled with the Entertaining Space / Gym) to provide an exceptional multi-generational living space / annex. Bedroom 4 – 3m x 3.8m Although the smallest bedroom, this is far beyond a 'box room' and comfortably accommodates a double bed. The room also contains colour changing LED lighting integrated to the 'smart home'. Bedroom 3 – 4.5m x 2.9m The 'white' bedroom is warm and bright benefitting from additional storage in the far corner. Photos show a double bed. Bedroom 2 – 3.9m x 3.8m max Boasting exceptionally plush carpet and a full wall of (recent) Sharps fitted wardrobes & storage, this bedroom also houses a small airing cupboard. Photos show a double bed. Bedroom 1 – 4.8m x 3.9m max The principal bedroom of the house is also lit via dimmable smart-home connected lighting and contains a large ceiling fan to provide a silent cooling breeze, aiding peaceful sleep on hot summer nights. Photos show a king size bed. Bathroom – 2.2m x 2.7m Significantly updated, the family bathroom walls are part-tiled to accommodate a large walk-in, nearly stepless Merlyn glass enclosure with Mira overhead rainfall shower. A glorious freestanding bath with wall protrusion tap sits opposite the sleek WC, sink and storage units. Lighting is dimmable LED and smart-home connected with the heated and illuminated bathroom mirror switched via touchless hand gesture. Garage – 3.1m x 6m The large single garage has a side window, lighting & power and a recently fitted, remote operated premium Garador roller door. A rear access door leads to the kitchen or rear garden. Cellar / Storage – 3.3m x 7.3m max This space was provided by the now covered pool volume. Accessed via floor-matched hatch and ladder from bedroom 5, the space provides excellent storage opportunities or cellaring for vintage items requiring stable temperature. If required, the pool may be reinstated as the walls of this area have been left water-tight. Gardens The front garden is ultra-low maintenance, composed of lawn, lavender and slate with a single ornamental (dwarf) Acer. Steps to the front door could be replaced by a ramp if required, partially replacing the front lawn to provide the appropriate gradient. The rear of the property can be accessed to the side of the house via secure gate. This may benefit future owners if converting the rear of the property to ancillary accommodation as access may be provided without passing through the main house. The rear garden has an expanse of sun-drenched SW facing slabbed area for BBQs or (not overlooked) sun-trap sunbathing. There is ample room for a large seating area, currently provided by a 12-seat bench. A newly constructed glass greenhouse sits against the rear wall to enjoy the naturally elevated temperature. When coupled with the six 'stepped' raised planters (each around 2.5m long) and an ample 'potato patch', there is potential for significant home grown vegetable production. A useful lawn area lies at the end of the plot and all garden fences are recent builds. New occupiers will also benefit from a very large garden leisure building. This entertaining cabin boasts a refractory wood fired oven (cook perfect pizza in the evening, slow roast mouth-watering meat overnight and finish crusty bread in the morning – all from one firing), a wood burning

stove to extend enjoyment into the night or colder months and space for several seats, tables, games etc. The building was constructed with plans for a sunken wood-fired hot tub at the far end so includes an exposable concrete pad, around 1.5m beneath the wooden deck. Additional Renovation Notes There have been extensive recent works carried out, not all mentioned above. The entire ground floor of the property has been professionally levelled and fitted with low maintenance, long life (near indestructible) LVT/karndean flooring. Upstairs has all new carpets. Where there is mention of LED smart home lighting within the description, it should be noted that all lighting works from what presents as 'normal' dimmer switches. These switches may be connected to a smart home setup if desired, with no additional hardware requirements beyond what is provided with the sale. Once connected, all lights may be operated via app or voice control from smart-speakers, phones etc. Smart-home connection is also possible for several other elements of the house including oven control, roof lights, doorbell/camera etc. The original floor-mounted gas boiler (previously taking considerable space in the kitchen), has been replaced by a modern high efficiency system boiler, now mounted in the garage. The main hot water cylinder and all header tanks have been replaced, in addition to ancillary valves etc. The effort to avoid a combi boiler has provided a more robust system, not prone to the temperature fluctuations possible when someone runs a tap while you're in the shower..... This also allows for electric hot water backup if the gas were cut for maintenance and protects against water-network repairs spoiling a well-deserved bath. The energy efficiency of the building has been improved significantly, raising the EPC rating to well above the norm, providing ongoing cost saving and environmental benefits. The new EPC certificate (May 2025) notes that this rating has been maximised by the current owner as the potential rating matches the current, thanks to features such as the improved roof insulation and biomass secondary heating system. Area Highlights *Located off Hereford's prestigious, tree-lined Aylestone Hill *Walking distance to medical complex, train station, hospital, colleges, NMITE, shops, and city centre *Excellent access to North, East, and West of the city *Highly regarded primary and secondary schools nearby *Parking for 3-4 vehicles on-site, plus rights to park along the cul-de-sac (up to 10 vehicles total) *Opposite peaceful public gardens and woodland, ideal for walking, running, or cycling *Close to parklands and nature areas with access to local village pubs Property Type: Detached Full selling price: £595000.00 Pricing Options: Guide Price Tenure: Freehold Council tax band: F EPC rating: C Measurement: 2174.31 sq.ft. Outside Space: Front Garden, Rear Garden, Enclosed Garden Parking: Garage, Private Heating Type: Gas Central Heating Chain Sale or Chain Free: Chain free Possession of the property: Self-Occupied -----

5

Bed Room(s)

2

Bath Room(s)

3

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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