



Vineyard Hill House

34 Vineyard Road
Hereford
HR1 1TT





Vineyard Hill House, 34 Vineyard Road, Hereford HR1 1TT

An elegant detached Edwardian property, in an exclusive residential location, 5 bedrooms, 3 reception rooms, cinema room (extending to approximately 3370 sq. feet), indoor heated swimming pool, double garage, excellent parking and gardens.

This handsome detached period residence occupies a highly sought-after location in the Hampton Park Conservation Area, close to the River Wye, and about a mile east of the Cathedral City of Hereford.

Local amenities include a range of shops, churches, a bus service, public house, doctors surgery, primary schools and the property is also in the catchment area for Bishop's secondary school.

Constructed in the 1920's, the property retains many period features such as hardwood flooring and oak wall panelling as well as the original staircase, picture rails, fireplaces etc and has gas central heating and replacement double glazing and provides well-proportioned accommodation extending to approximately 3370 sq. feet to incorporate a **9 METRE INDOOR HEATED SWIMMING POOL**, large parking area with double garage and manageable gardens.

The whole is more particularly described as follows:-

Ground floor

Recessed Entrance Porch

With original tiled floor and door to the

Reception Hall

A lovely feature of the property with a hardwood herringbone floor, oak panelling to walls and radiator.

Living Room

With an open fireplace with tiled inset and hearth and original surround, bay window with seating, exposed floorboards, 2 radiators.

Sitting Room

With storage cupboards, radiator, window.

Dining Room

Coal-effect fireplace with original iron inset and original wooden surround, two radiators, exposed floorboards, bay window with seating.

Kitchen/Breakfast Room

Fitted with a range of matching base and wall mounted units with granite worksurfaces and splashbacks, porcelain 1½ bowl sink, built in dishwasher, tiled floor, original dresser unit, recess with gas fired AGA, vegetable baskets, windows to front and side, shelving, store cupboard.

Utility Room

Sink unit with cupboard under, base and wall cupboards, plumbing for washing machine, space for tumble dryer, gas fired central heating boiler, tiled floor and window.

Rear Hall/Boot Room

Tiled floor, radiator, cloaks cupboard (Boot Room) with shelving and window and door to the Side Entrance Hall and access to the secondary staircase..

Downstairs Cloakroom

Tiled floor, WC, wash hand-basin, window.

Study

Radiator and window to the side.

A door leads from the rear of the Reception Hall down to the

Converted Cellar - Cinema/Family Room

With two radiators vertical radiators and a window.

A door leads from the rear of the Reception Hall to an Inner Hall.

Shower Room

Shower cubicle with mains overhead and handheld fittings, wash hand-basin, WC, tiled floor, ladder style radiator, extractor fan and window.

A panelled glazed door leads into the **Pool Room** with a full height boarded ceiling with Velux windows, bay window, patio doors to courtyard, heated 9 metre POOL with cover, a radiator and air conditioning plant.

An impressive staircase leads from the Reception Hall to the

First floor

Landing

With double doors to a balcony, built-in airing cupboard with hot water cylinder and sliding doors, a linen cupboard with shelving and window, hatch to roof space, radiator and walk-in Linen Cupboard.

Cloakroom

With WC. window and radiator.

Bedroom 1

With 2 built-in wardrobes, radiator, bay window with seating and distant view to Dinedor Hill and Haugh Woods. **En-suite shower room** with shower cubicle and mains fitment, wash hand-basin, WC, ladder style radiator, window and connecting door to the Landing.

Bedroom 2 (currently used as a Sitting Room)

Open fireplace with tiled inset and original surround, 2 radiators and window to the side and bay window with seat to front.

Bedroom 3

Radiator, built-in wardrobe, window to side.

Bedroom 4

Feature fireplace, radiator and window to front.

Family Bathroom

With roll-top bath, wash hand-basin and WC, part wood panelled doors, radiator with towel rail and window.

Bedroom 5

Radiator and window to side.

There is also a secondary staircase which leads from the First Floor Landing down to the Rear Hall.

Outside

The property is approached via electric double gates leading to the rear where there is an extensive brick paved parking and turning area. There is a DETACHED DOUBLE GARAGE incorporating a workshop area and an adjoining timber workshop and covered store, a greenhouse and an area of artificial grass and sundeck.

There is side access to the front of the property which is south-facing and has a large raised paved terrace with retaining wall, lawn and the gardens are enclosed by hedging and fencing.

General information Services

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating.

Outgoings

Council tax band 'G'

Water and drainage - rates are payable.

Tenure & possession

Freehold - vacant possession on completion.

Directions

From Hereford proceed towards Ledbury on the A438 and then continue to the roundabout (just past Tesco Express), take the 3rd exit into Hafod Road, continue into Vineyard Road and the property is located almost immediately on the left-hand side (just past the crossroads with Old Eign Hill).







Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Money laundering regulations

To comply with money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale.

Residential lettings & property management

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

Opening hours

Monday - Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 2.00 pm

JRC FC004924 August 2026



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	67 D
39-54	E		
21-38	F		
1-20	G		



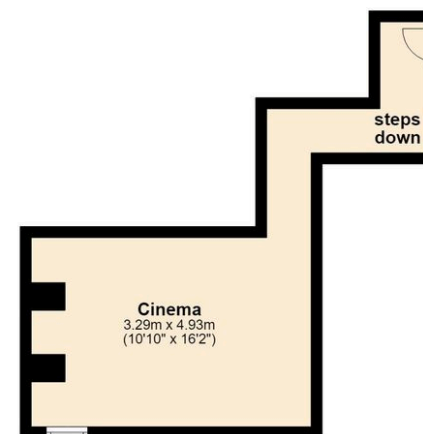
Ground Floor

Approx. 194.3 sq. metres (2091.1 sq. feet)



Basement

Approx. 22.0 sq. metres (236.7 sq. feet)



First Floor

Approx. 134.9 sq. metres (1451.8 sq. feet)
(excluding Balcony)



Total area: approx. 351.1 sq. metres (3779.5 sq. feet)

34 Vineyard Road, Hereford



These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.