

35 Port Hill  
Herford, Herfordshire SG14 1QP  
Guide price £825,000





## 35 Port Hill Herford, Hertfordshire SG14 1QP

Set in the heart of Herford, along a pretty tree lined street, is this beautifully extended three-bedroom Grade II \* Listed period home, with annex, parking and enjoying a lovely interior finish throughout.

This stunning home offers an accommodation extending to approximately 1,559.8 SQ. Ft, arranged over three floors, complimented by many original features and located within walking distance of Herford town centre.

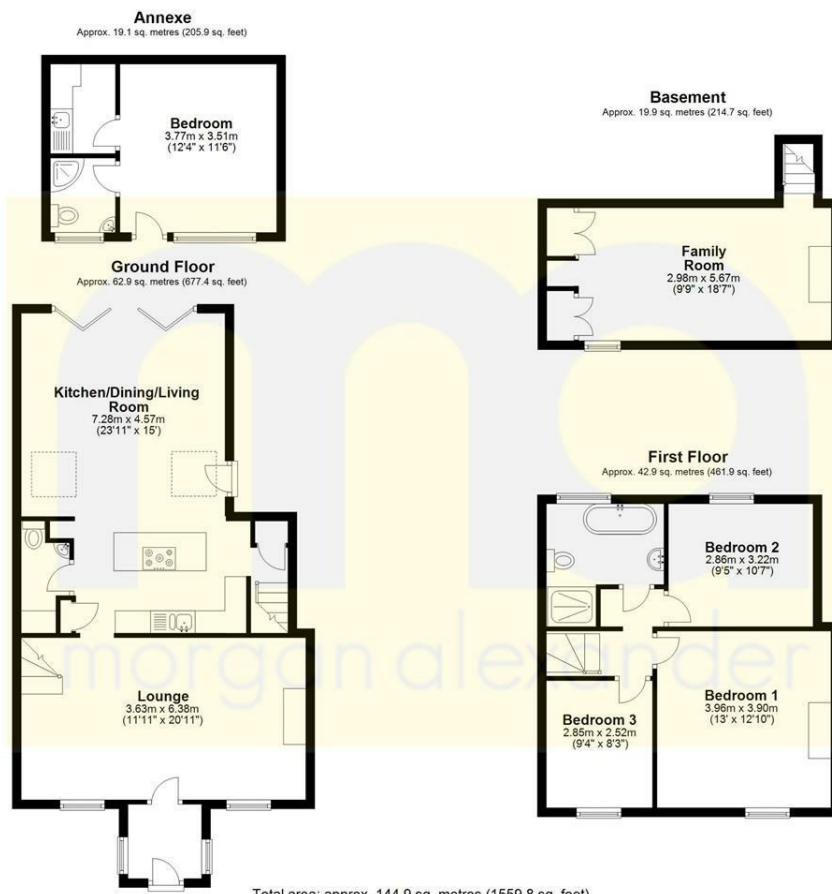
This home offers entrance porch, an impressive lounge with feature fireplace with log burner, sash windows, exposed beams, stairs to first floor and wooden flooring. Steps down lead you the hub of the home, the kitchen/ dining/ living room with partly vaulted ceiling and views out to the garden. The fitted kitchen area enjoys several built-in appliances, granite work tops and central island unit. This area is open plan to the dining and living area with bi-folding doors to the garden. A door provides access to the cloakroom/WC and steps lead down to the family room with excellent head height and window.

To the first floor is a good size landing with access to three bedrooms and the family bathroom with roll top bath and separate walk-in shower.

At the rear of the garden is an extremely useful outbuilding/annex which offers a bedroom/ living area, shower room and kitchen facilities.

Attractive as the house itself is, it may well be the west facing garden you really fall in love with. A decked terrace opens out from the kitchen leading to an extensive lawn, dotted with trees, shrubs and flowerbeds. Substantial hedges offer privacy while adding to the





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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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