

14 West Street  
Herford, Herfordshire SG13 8EX  
Guide price £799,995

**ma**  
morgan alexander





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Behind its striking and distinctive façade, the accommodation immediately impresses with its warmth, individuality and abundance of exposed period detailing. The welcoming entrance hall provides access to a useful guest cloakroom before leading into the elegant living room, where exposed brickwork, original timbers, built-in cabinetry and shelving, wide timber floorboards and a magnificent inglenook fireplace with wood-burning stove create a wonderfully cosy and characterful living space.

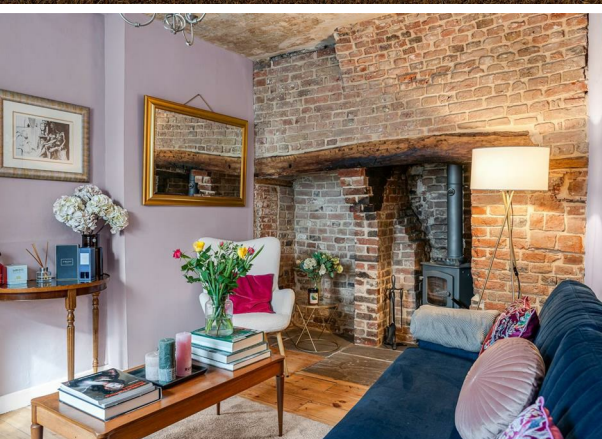
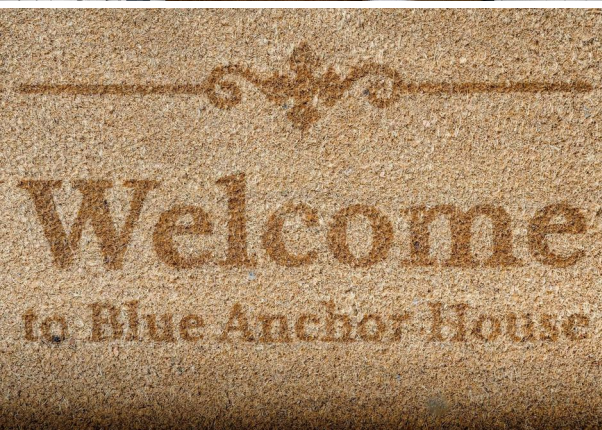
A few steps lead through to the impressive dining room, perfectly positioned for entertaining and seamlessly connecting with the superb bespoke kitchen beyond. Beautifully designed with handcrafted cabinetry, extensive solid timber worktops, integrated appliances and a range cooker, the kitchen enjoys a stylish industrial feel whilst retaining the charm of the original building through its exposed oak framework and character beams. French doors open directly onto the rear garden, creating an excellent flow between inside and out during the warmer months.

The first floor offers three well-proportioned bedrooms, all beautifully presented and filled with natural light, together with a contemporary family bathroom fitted with a modern white suite and shower over the bath.

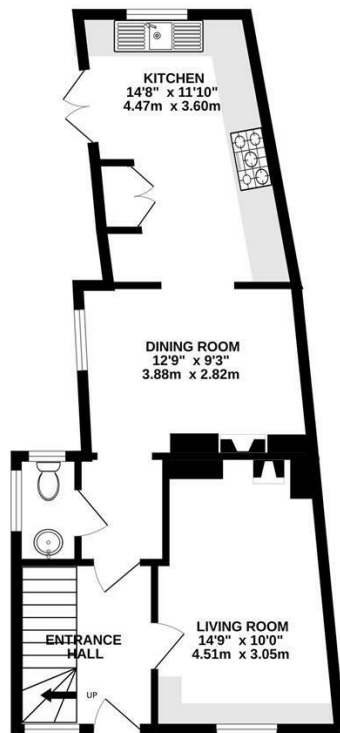
Occupying the entire top floor, the principal bedroom provides a truly special retreat beneath a stunning vaulted ceiling with exposed timbers. This generous space is complemented by a separate dressing room and its own cloakroom/WC, creating an ideal principal suite.

Outside, the property continues to impress. A delightful rear garden provides a peaceful setting for relaxing and entertaining, whilst beyond the garden is a highly valuable private parking space accessed via a shared driveway to the side of the property. Please note there is a right of way down the driveway to the side leading to a rear parking space and carport for the neighbouring property.

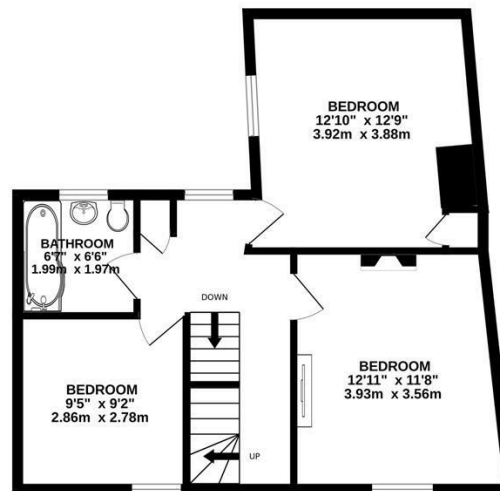




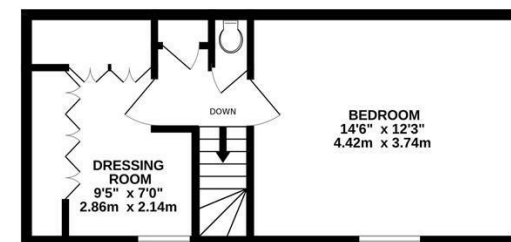
GROUND FLOOR  
486 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR  
519 sq.ft. (48.2 sq.m.) approx.



2ND FLOOR  
327 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA : 1331 sq.ft. (123.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(82 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

PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. The measurements supplied are for general guidance and as such must not be relied on as fact. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

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