



GLENDOWER HOUSE

51 Bodenham Road, Hereford, HR1 2TP





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Set in a generously sized plot with enclosed walled gardens, Glendower House is a beautifully proportioned Victorian townhouse of considerable presence and character. Extensively renovated and modernised in recent years, the house now offers a rare blend of grand period features with state-of-the-art modern living.

Guide Price £1,395,000

Description

The renovation has been executed with exceptional attention to detail: new double glazed sash-style windows, hand crafted bespoke joinery, made by one of Hereford's most renowned sash window specialists, a cutting-edge Gas central heating system, combined with new period cast-iron radiators throughout the property, newly fitted carpets, luxury bathrooms, and contemporary fittings – all while retaining original features such as cornicing and fireplaces.

Glendower House has been meticulously refurbished, blending timeless elegance with modern convenience to create a home that is both stylish and immediately ready for occupation.

Ground Floor

Porch – A grand approach with limestone steps rising to a recessed porch, beautifully finished with original mosaic tiled flooring and architectural detailing.

Entrance Hall – A welcoming reception space with period features throughout, including restored original wooden flooring, high ceilings and elegant detailing that sets the tone for the house.

Drawing Room – Elegant reception space with a large square bay window, original fireplace, high ceilings and decorative cornicing.

Formal Dining Room – Refined entertaining room with a large square bay window featuring an ornate fireplace, detailed picture rail and finely preserved period mouldings.

Kitchen/Breakfast Room – A showcase of modern Italian design, fitted with one of Scavolini's most renowned kitchens. The space is anchored by a striking Dekton worksurface with an integrated under-mounted sink — Dekton being an ultra-compact blend of minerals celebrated for its durability and timeless elegance. A row of illuminated display cabinets adds further sophistication, combining clean contemporary lines with subtle mood lighting. Finished with porcelain tiled flooring and underfloor heating, the kitchen also incorporates a full range of high-specification integrated appliances: twin remotely controlled ovens, Bora induction hob with integrated extractor, Quooker tap providing boiling, chilled and sparkling water, full-height fridge, freezer

with ice maker, dishwasher and built-in coffee machine. To the rear, full-height wall-to-wall bifold doors flood the room with natural light and open seamlessly onto the sun terrace and gardens, creating an excellent space for entertaining.

Utility Room – Complementing the bespoke Scavolini kitchen, this practical yet stylish space is fitted with a range of wall-mounted units with integrated lighting. The dark grey stoneware worktop provides a distinctive workspace, incorporating a built-in under-sink for added convenience. There is ample provision for a washing machine and tumble dryer. A large sash window fills the room with natural light, while porcelain tiled flooring with underfloor heating ensures a comfortable and easy-to-maintain environment.

Sitting Room/Study – A versatile reception space, perfect as a home office or quiet reading room. Equally, it offers an excellent opportunity to create an additional living or sleeping area for a relative or guest, with the benefit of the adjacent wet room.

Wet Room – Contemporary and stylish, fitted with a shower, WC and basin, complemented by underfloor heating.

Utility Cupboard – Convenient storage space.

Lower Ground Floor (Cellar Conversion with underfloor thought)

Cinema Room – A large, fully soundproofed space designed for the ultimate viewing experience, perfect for family entertainment or private screenings.

Games Room—Two dedicated leisure spaces, one currently fitted with a large snooker table, the other set up for table football, creating an ideal hub for fun and relaxation.

Gym Room—A flexible fitness area, ready to be used for exercise or adapted to other needs.

Plant Room – Housing the central heating system, hot water cylinder and services.

First Floor

Grand family bathroom with Hansgrohe Axor brassware, deep-fill bath, separate shower, twin sinks, large full-width mirror with integrated lighting and underfloor heating

Bedroom One – A beautifully proportioned principal room, flooded with natural light from a large handmade double-glazed sash window. Retains original picture rail and decorative cornicing, giving a graceful period feel.

Bedroom Two – Another generous double with classic sash window, elegant ceiling cornice and picture rail detailing.

Bedroom Three – Light-filled double room with tall sash window, period detailing and versatile proportions, ideal as a guest bedroom or secondary principal, offering views across the Gardens

Bedroom Four – Spacious and characterful, with a handmade sash window, restored cornicing and picture rail, providing plenty of charm and flexibility of use.

Second Floor

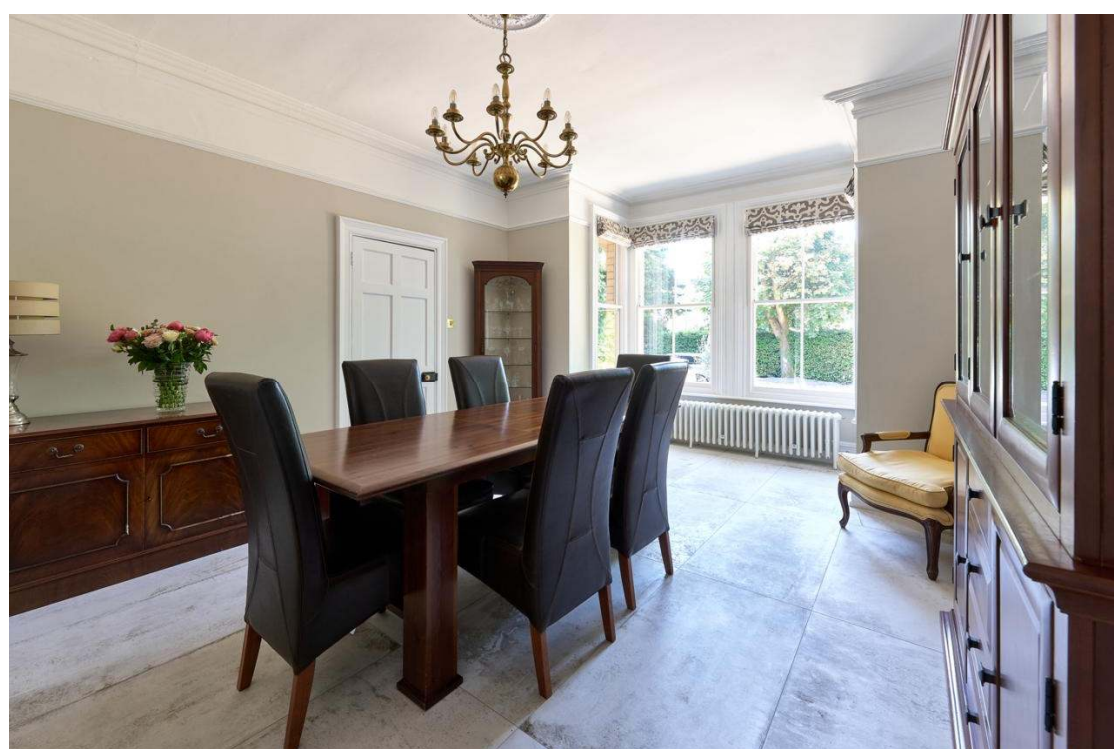
Three further double bedrooms (two with superb city views, including Hereford Cathedral and the Black Mountains)
Large storage cupboard
Supporting bathroom with a separate shower and a free-standing bath

Final Note

Glendower House represents a rare opportunity to acquire one of Hereford's finest period townhouses, in a prime setting, with immaculate presentation and extensive modern upgrades. The combination of history, location, and luxury living makes this a standout property – early viewing is strongly recommended.



Reception hall / sitting room / dining room







Three of the seven bedrooms over two floors supported by luxury family bathroom

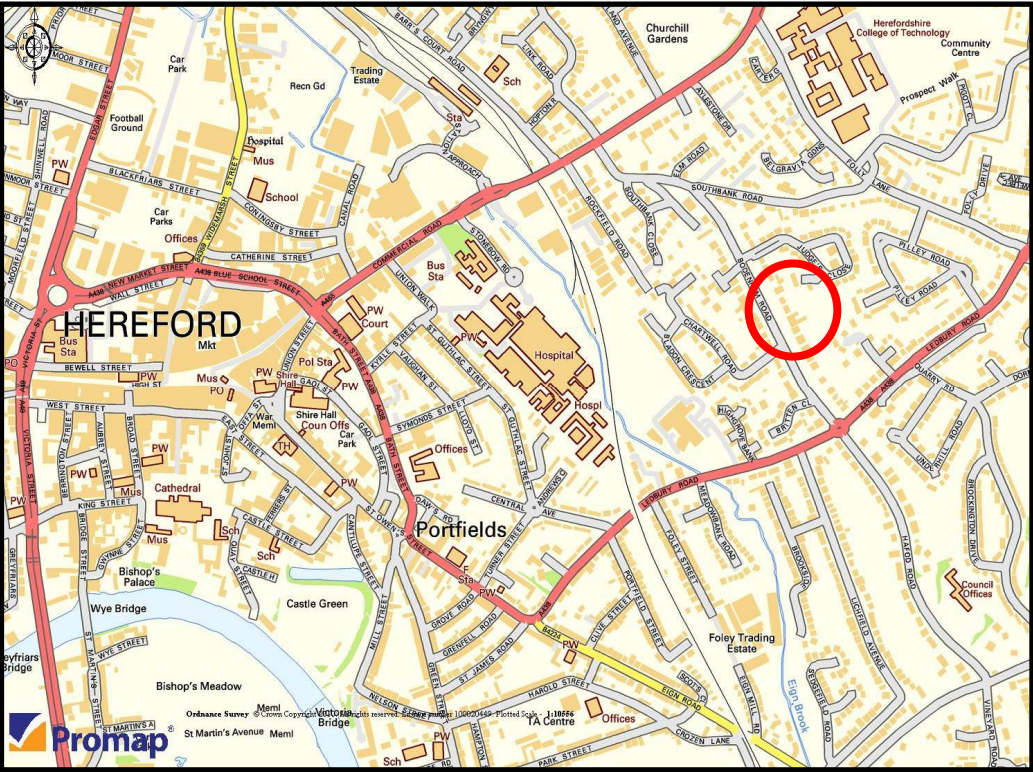


Location
Glendower House lies in the heart of Hereford's most prestigious residential area, a leafy conservation setting on Bodenham Road. The location combines privacy, period charm, and superb convenience. On foot, everything is within easy reach, and approximately
Hereford City Centre – 15 minutes' walk (shops, restaurants, theatre, cinema, and the River Wye)
Hereford Sixth Form & Technical College – 7 minutes' walk
Hereford Cathedral School – 15 minutes' walk
Hereford Hospital – 10 minutes' walk
Hereford Railway Station – 10 minutes' walk (with direct services to Birmingham, Cardiff and London)

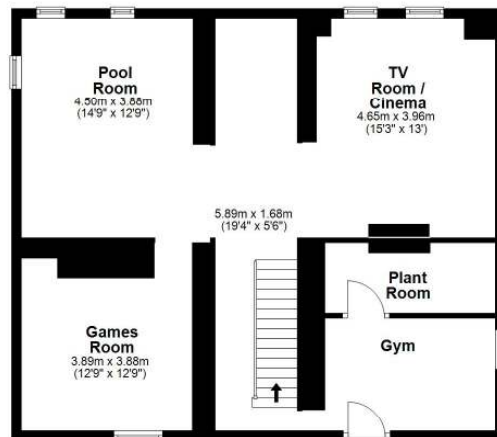
The property is ideally placed for both professional and family buyers, offering easy access to outstanding schools, healthcare, shopping, transport, and leisure amenities.

Services and Considerations
Mains water, electricity, gas and drainage are all connected.
The house lies in a conservation area.
Tenure Freehold
Council Tax Band G / EPC TBC
Broadband BT cabling / Zoom connection outside the gate
Mobile Coverage 4G

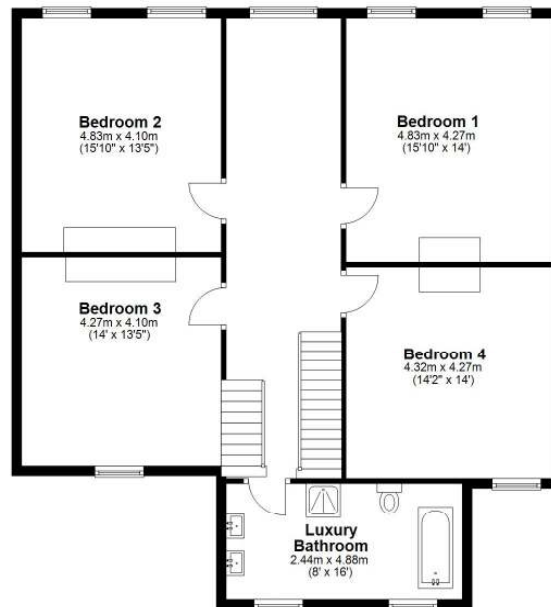
Directions
What3Words: ///patio.fixed.tables
From Hereford city centre, take the A465 (Commercial Road) towards Worcester. Pass the railway station on the left and at the bottom of Aylestone Hill, turn right into Southbank Road. Continue into Bodenham Road, and Glendower House will be found on the left-hand side.



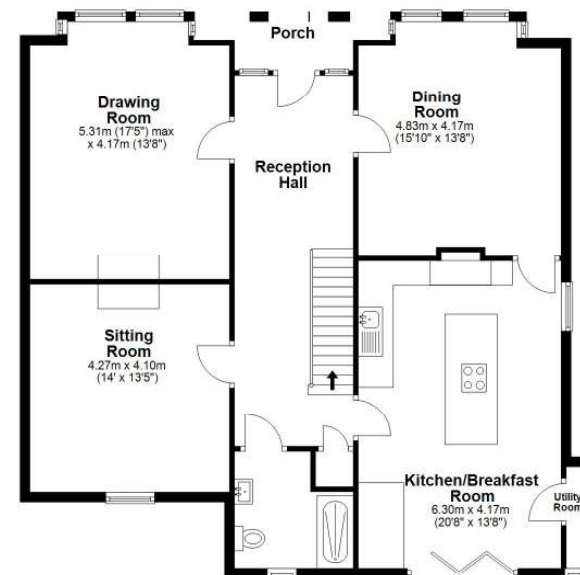
Cellar



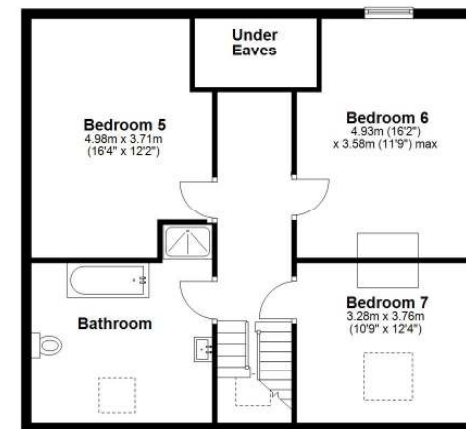
First Floor



Ground Floor



Second Floor



Total area: approx. 395.5 sq. metres (4257.4 sq. feet)

Plans created by Brookes Bliss Ltd - Plans are not to be assumed as accurate and are not to scale.
Plan produced using PlanUp.

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