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GLASSHOUSE

Callow Farm House, Callow, Hereford, HR2 8DE

Guide Price £650,000



An Imposing Grade II Listed Detached 7 Bedroom Country Farmhouse Over 3 Floors, Having Potential for Integral Luxury 2 Bedroom Self-Contained Annexe, Set At Pinnacle of Callow Hill with Staggering Panoramic Views Across Herefordshire.

Ground Floor: Entrance Porch – Drawing Room – Family Room – Dining Room – Study – Sitting Room – Spacious Double Bedroom – Home Office/Double Bedroom – Shower Room – Kitchen – Utility with Shower Room.

Second Floor: Master Bedroom – 3 Double Bedrooms – Family Bathroom – Walk-in Airing Cupboard – Under-croft Storage Rooms.

Third Floor – Spacious Double Bedroom with Ensuite Shower. Outside: Sweeping Driveway – Double Length Garage – Cellar Rooms Storage Sheds – Entertaining Deck and Balcony – Soft Fruit Cage – Vegetable Beds – Gardens.

A thorough refurbishment undertaken over recent years has created a delightful home with myriad living space to satisfy the seemingly endless demands for personal space required by a large family or one with multi-generational needs. With numerous separate entrances, this exciting property offers the logical potential to define a luxury Annexe with 1 or 2 Double Bedrooms, large Sitting Room with stunning views and by perhaps converting the Study into a Kitchen/Diner, one fully self-contained.

Quietly located across from the village church at the top of Callow Hill, the property enjoys truly staggering panoramic vistas across Hereford and some 30 miles to Clee Hill in Shropshire. Set well back but convenient for the A49, with Hereford lying only 4miles or Ross-On-Wye and the M50 10miles south.



Entrance Hall – The Front Door opens into a light Entrance Hall with warm-toned engineered hardwood flooring which beautifully harmonising with the oak doors used throughout.

Sitting Room – The carpeted Sitting Room warmed by underfloor heating is also made cosy by the Faber log-effect gas fire set in a light polished stone surround and mantel. Flooded with light from the oak frame French doors leading into the Garden Room, solid oak double doors also open directly into the Kitchen/Diner.

Garden Room – With underfloor heating below limestone tiling the Garden Room with recessed lighting, is a delightful and highly malleable living space drenched in light from its south-facing aspect, full wall of glazing and French doors, all with bespoke fabric

blinds, opening out onto the wide paved Entertaining Patio spanning the rear of the house.

Kitchen/Diner – Fully-fitted in an array of oak units the Kitchen offers full height pantry cupboard with wire basket storage, corner unit carousels and island with pan drawers and breakfast bar, all topped by fresh white Corian countertops. Integrated are double oven, Neff Induction hob with stainless steel hood above, dishwasher, under-counter fridge and ceramic sink and a half with integral drainer set beneath a large window with blind, with the limestone tiling and under-floor heating.

The Dining Room effortlessly flows on from the Kitchen with French doors opening onto the patio ideal for Outdoor Dining.



Downstairs WC – Across the Hall from the Kitchen lies the Downstairs WC with limestone tiled flooring, under floor heating, heated towel rail, pedestal basin and LED swipe mirror.

Utility – At the Hall's end lies the spacious Utility fitted with storage units and with space for fridge/freezer and washing machine, with Limestone tiling and underfloor heating. It is also home to the Worcester combi boiler and has an External Door opening behind a secure side gate.

Master Suite – The carpeted Master Bedroom captures the stunning views and overlooks the garden with both a large window and French doors opening out onto the balcony with glass panels and steel glazed rail. The wide balcony offers ample space for lounging sofas and table, a surprisingly private spot for an al fresco breakfast. Opening off the Bedroom is the Dressing Room with wall of fitted wardrobes having both rails and shelving. The tiled Ensuite Bathroom features a double-ended full bath with neatly concealed shower attachment, WC, pedestal basin with LED swipe mirror above and heated chrome towel rail.

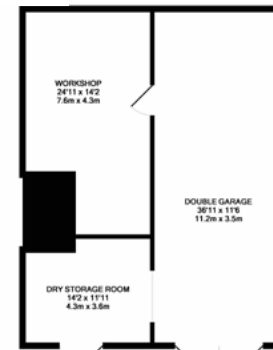
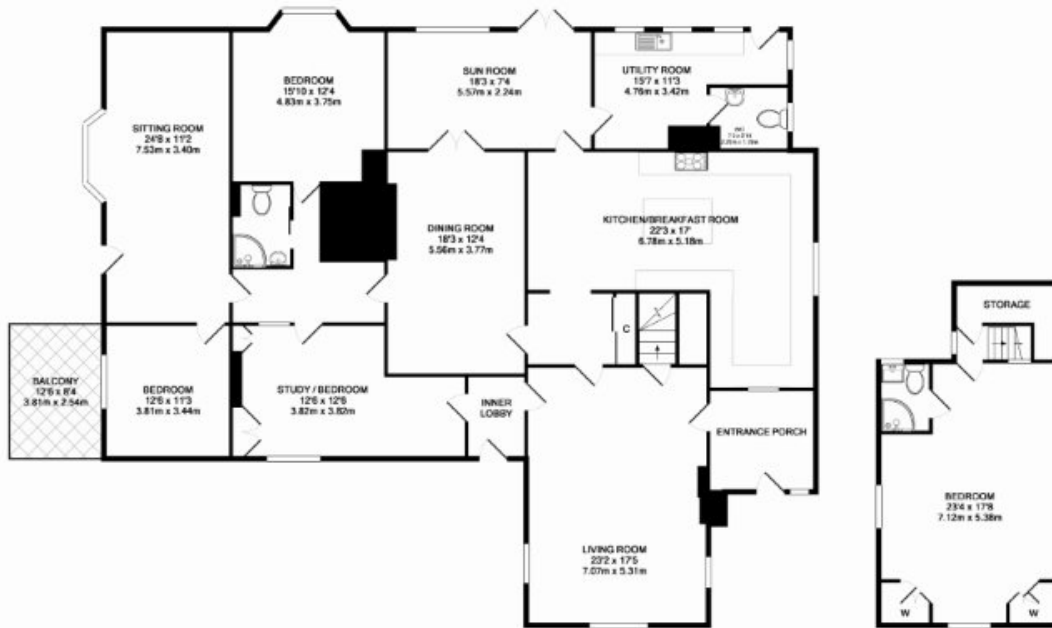
Double Bedrooms – Also enjoying those lovely views over the garden and beyond the second Double Bedroom has a built-in wardrobe. As does the small Double Bedroom next door.

Single Bedroom – With a window to the front, the good-sized carpeted bedroom would also make an ideal Home Office.

Family Bathroom – The spacious Bathroom with tile flooring features both a wide full bath with concealed shower attachment and large separate shower cubicle. It is completed by dual aspect frosted windows, WC, pedestal basin with mirror wall unit above and heated towel rail.







TOTAL APPROX. FLOOR AREA 4539 SQ. FT. (420.1 SQ. M.)
 While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for guidance purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown here are not tested and no guarantee is to be given for their condition or efficiency can be given.
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PRACTICALITIES

Herefordshire Council Tax Band 'F'

Oil-Fired Central Heating

Mains Electricity and Water

Private Drainage

Fibre Broadband Available

DIRECTIONS

From Hereford take the A49 south towards Ross-On-Wye. Ignoring the first right turn between the car showrooms marked to the Callow, continue on and using the turning lane take the right at the bottom of the hill. The property is to be found at the top of the hill on the left, marked with a Glasshouse 'For Sale' board.

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 70 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | 32 | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

OUTSIDE

Double Length Garage and Cellars – Sitting beneath the house are the Garage and large Cellar Rooms offering ample storage and Workshops.

The Garden has a wide lawn with planted borders, soft fruit cage and vegetable beds while to the rear of the house is the expansive raised deck offering Outdoor Dining amid glorious views.





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