



Callow, Hereford, HR2 8DD

Guide Price £595,000

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A Blissful 4/5 Bedroom Detached Family Home, offering over 2,000 sq. ft of inside space and grounds with woodland totalling approx. 0.75 acres, all basking in sublime uninterrupted views across the Callow in rural Herefordshire.

**Entrance Hall – Kitchen/Dining Room – Sitting Room – Bedroom 1 With Dressing Room & Ensuite – Family Bathroom – 3 Further Double Bedrooms – Family Room – Study/Bed 5 – Utility Room – Ground Floor Bathroom – Under-Stairs Storage – Front & Rear Gardens – Panoramic Countryside Vistas – Woodland – Detached Garage – Large Driveway**

Quietly located just down the lane from the village church near the top of Callow Hill, this spacious family property enjoys truly staggering panoramic vistas across rolling Herefordshire countryside, all whilst surrounded by gardens and woodland. Set well back but convenient for the A49, with Hereford lying only 4 miles or Ross-On-Wye and the M50 10 miles south.

### Practicalities

Herefordshire Council Tax Band 'F'  
Oil-Fired Central Heating  
Double Glazed Throughout  
Mains Electricity & Water  
Private Drainage – Septic Tank  
Community Fibre – Speeds Approx. 100mbps

### Directions

From Hereford, head south on the A49 and exit the City. Continue for 1.5 miles, turning right by the car garages into Grafton Lane. Follow the road around a left-hand bend and continue for 3/4 of a mile. Turn left, then left again, where the property can be found shortly after on the left-hand side.

What3Words: ///copy.today.solar





TOTAL FLOOR AREA : 2419 sq.ft. (224.7 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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- Uninterrupted Countryside Vistas
- Private Position Nestled in Hillside
- Approx. 0.75 Acre Total Plot
- Generous Front & Rear Gardens
- Private Woodland
- Capacious 4/5 Bedroom Family Home
- Sweeping Driveway & Detached Garage
- Expansive Contemporary Country Kitchen

