

S GLASSHOUSE















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'
Oi-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.





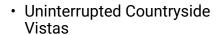
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BEDROOM 4 11'9" x 11'9" 3.58m x 3.58m FAMILY ROOM 21'11" x 12'5" 6.67m x 3,79m STUDY/BED 5 11'9" x 10'2" 3.58m x 3.09m





TOTAL FLOOR AREA: 2419 sq.ft. (224.7 sq.m.) approx.



· Private Position Nestled in Hillside



Gardens

Private Woodland

· Capacious 4/5 Bedroom Family Home

 Sweeping Driveway & Detached Garage

 Expansive Contemporary Country Kitchen



