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Green Acres, Cross In Hand, Callow, Hereford, HR2 8EF.

Situated to the south of Hereford City, a well presented two bedroom bungalow with the benefit of oil central heating, double glazing, off-road parking with garaging with first floor two room office space and kitchenette area and shower room, with far reaching views set in around one acre of land.

£550,000 (Freehold)

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LOCATION

The property is located to the south of Hereford City in the Callow district. The City of Hereford is located a short distance away with a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

The subject property is located in an elevated position with fantastic panoramic views across Herefordshire countryside and within walking distance to Aconbury Woods. The property sits in around one acre of land and is unique with its size and position. The accommodation offers a utility room, kitchen/dining room, cloakroom, an upper and lower lounge, garden room, inner hallway with access to two en-suite bedrooms. There is a detached garage and workshop, kitchenette area, shower room and two further office rooms on the first floor. In more detail the accommodation comprises;

ON THE GROUND FLOOR:

Utility Room

3.71m (12'2) x 2.31m (7'7)

With double glazed panelled entrance door leading to the utility room, front aspect double glazed window, inset spotlights, sink drainer unit with work surfaces, tiled splash backs, wall and base mounted units, plumbing and space for washing machine, space for tumble dryer, panelled radiator, access hatch to loft space, pantry, tiled flooring, door to the cloakroom and kitchen/dining room.

Cloakroom

2.34m (7'8) x 1.17m (3'10)

With side aspect double glazed window, vanity wash hand basin with unit below, low flush wc, oil central heating boiler and tiled flooring.

Kitchen/Dining room

4.04m (13'3) maximum x 5.38m (17'8)

Front aspect double glazed window. A range of units comprising one and a half bowl sink drainer unit with work surfaces, tiled splash backs, base units under with matching wall units, induction hob, integrated electric double oven, oil fired Aga, integrated dishwasher, wall mounted display cabinets, space for dining table, inset spotlights, tiled flooring and door to the inner hallway.



Inner Hallway

Inner hallway with double storage cupboard housing the hot water tank. Doors to bedrooms, sitting room and garden room.

Upper Sitting Room

5.13m (16'10) x 4.39m (14'5)

With side aspect double glazed window, panelled radiator, coved ceiling, wall lights. Balustrade and steps leading to the lower sitting room.



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Lower Sitting Room

4.88m (16'0) x 4.7m (15'5)

With LPG gas fire, TV point, panelled radiator, two side aspect and one rear aspect double glazed windows and double glazed French doors giving access to the garden room.

Garden Room

4.24m (13'11) x 2.92m (9'7)

The garden room has a split level with a landing area with steps giving access to the main room. With side and rear aspect double glazed window with views across Herefordshire countryside, rear aspect double glazed French door and side aspect double glazed door, tiled flooring, light with ceiling fan and double glazed door leading to the inner hallway.



Bedroom 1

4.37m (14'4) maximum x 4.47m (14'8)

With rear and side aspect double glazed window, panelled radiator, a range of built in wardrobes and dressing table and door to en-suite bathroom.

En-suite

3.45m (11'4) maximum x 2.31m (7'7)

With front aspect double glazed window with suite comprising panelled enclosed bath with electric shower over, low flush wc, pedestal mounted wash hand basin, partially tiled wall surround, extractor fan, panelled radiator. (This is an irregular shaped room.)



Bedroom 2

5.18m (17'0) maximum x 3.43m (11'3)

With front aspect double glazed window, panelled radiator, coved ceiling, built in wardrobe and door to en-suite bathroom.

En-suite.

3.48m (11'5) x 1.93m (6'4) maximum

With front aspect double glazed window, panelled radiator, low flush wc, pedestal mounted wash hand basin, panelled enclosed bath with shower over, extractor fan and partially tiled wall surround.



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OUTSIDE:

To the front of the property are double gates giving access to a large gravelled parking area, from there, there is access to the detached workshop, with kitchenette area, shower room and two-room office space above.



Garage

6.6m (21'8) x 4.34m (14'3)

With up and over door, power and lighting, work bench, control panels for the solar panels which are attached to the roof of the garage/workshop which are owned (not leased). Kitchenette area measuring 15'10 maximum x 6' 6, with rear aspect double glazed window, a range of units comprising stainless steel sink drain unit, work surface, tiled splash backs, base units under, wall units, stairs to the first floor and door to the shower room. The shower room with shower and cubicle, low flush wc, pedestal mounted wash hand basin, side aspect double glazed window.

Two reception rooms on the first floor, the first measuring 12'9 x 11'4 maximum. With rear aspect double glazed window with views across open countryside. Skylight and door to the further reception room measuring 11'2 x 7'6, with Skylight.



Garden

The property sits in around one acre of land and the garden has been landscaped with multiple areas, numerous patios, large pond, grassed areas with walkways connecting certain areas of the garden. There is an upper and lower orchard with apple trees, plum trees and greengages. The garden is enclosed by fencing and hedging to provide a degree of privacy.



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COUNCIL TAX BAND F

Payable to Herefordshire Council.

SERVICES

It is understood that mains electricity, and water are connected and the property is also connected to a septic tank and has oil fired central heating. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

DIRECTIONAL NOTE

Proceed out of Hereford on the Hereford to Ross road (A49), on reaching the top of the Callow take the first turning on the left hand side signposted Kingsthorpe and the property is located on the right hand side after approximately 50 metres.

VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

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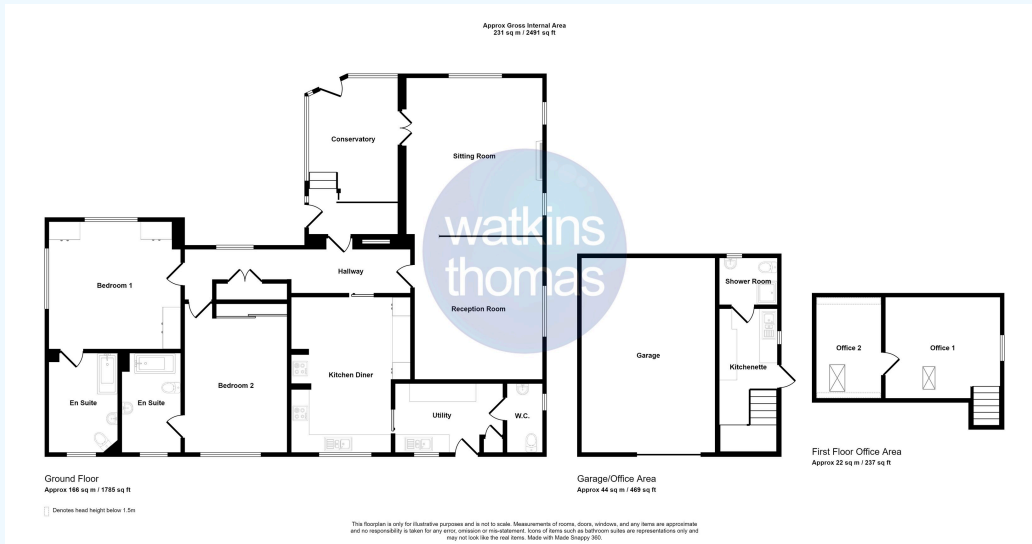
ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

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FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. 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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