



3 Cross in Hand Cottages,  
Callow, Hereford, Herefordshire, HR2 8EF

**jackson**  
property

# £133,500

Period Cottage | Kitchen Diner & Lounge | Double Glazed Throughout | Ample Parking | Walled Courtyard Garden | Outstanding Views | Must Be Viewed | Ideal Air BnB or Rental Opportunity | Onward Chain Complete

## Situation

Located close to the popular village position of Kingsthorpe with easy access to Ross on Wye, Ledbury and Monmouth, together with excellent road connections including the M50 at Ross on Wye, M4 at Newport and A40 dual carriageway at Monmouth.

Little Birch is close by with its own village hall, church and inn (Castle Inn) and the village of Much Birch with doctor's surgery, primary school, church, village hall and public houses. Hereford is just a short drive.

## Description

The property has a garden to the front with a stone built wall and gate for access. The front garden is laid to concrete areas with a wood built shed, pebbled stone area and access gate for access across the adjoining properties. A double glazed upvc door enters in to

## Lounge

12' 3" x 16' 2" (3.73m x 4.92m)

With Oak flooring, exposed stone walls, wood burner set within a brick built surround, stairs to the first floor, two ceiling lights, fibre broadband connection, side aspect double glazed window, electric storage heater, power points and step with doorway to

## Kitchen/Diner

15' 8" x 7' 7" (4.77m x 2.31m)

With tiled flooring, side aspect double glazed window, electric storage heater, loft access hatch to storage space and power points. A range of base and wall units with worktops, stainless steel sink with mixer tap and drainer. Built-in 4 ring electric hob with extractor over, built-in oven, space and plumbing for washing machine and fridge/freezer. French doors lead to

## First Floor Landing

With exposed wall with beam, loft access and doors to

## Bedroom

12' 4" x 7' 4" (3.76m x 2.23m)

With built-in wardrobe space, power points, electric

storage heater and side aspect double glazed window.

## Bathroom

With suite of Bath with electric shower over and paned folding screen, extractor, WC and wash hand basin with vinyl flooring.

## Rear Garden

A compact outside space offering a sitting area with a stone wall surround and trellis for privacy. Laid to patio with borders of stone chippings. A raised bed offers a feature planting area and panel fencing to the side. A delightful rear space complimenting this property beautifully.

## Services

Mains Electricity, Mains Water, Private Drainage

## Directions

Proceed out of Hereford on the A49 Ross Road, continue up the callow hill and the property is located on the left hand side as indicated by the board.

## Viewings

Strictly by appointment. Please contact the agents on 01432 344779 before travelling to check viewing arrangements and availability.

## Jackson Property

for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has

the agent checked the legal documents to verify the freehold/leasehold status along with any tenancies that may be in place. The buyer is advised to obtain verification from their solicitor or surveyor.

## Coronavirus Jackson Property Policies

The government have allowed the opening up of the Property Industry for England. To protect our clients, staff & families, we are insisting you adhere to our policies when conducting an appointment

For appointment to take place you will need to complete a Health Assessment form or answer questions on your health.

You will receive a call on the morning of the appointment to confirm both the time and that the Health Assessment is still accurate.

A maximum of 2 people and a staff member or owner will be allowed per appointment. All viewers are required to wear disposable gloves and a face covering. If you do not, the appointment may be cancelled.

A Staff member will meet you at the property, which will either be unoccupied or vacated by the owners for the appointment to take place.

We are operating with a zero contact policy and all doors will need to be left open throughout the property.

We ask that you maintain a distance of 2 metres throughout the appointment.

Appointments will take place swiftly and any discussions will be held outside the property.

You will be asked to take your PPE away with you for safe disposal.

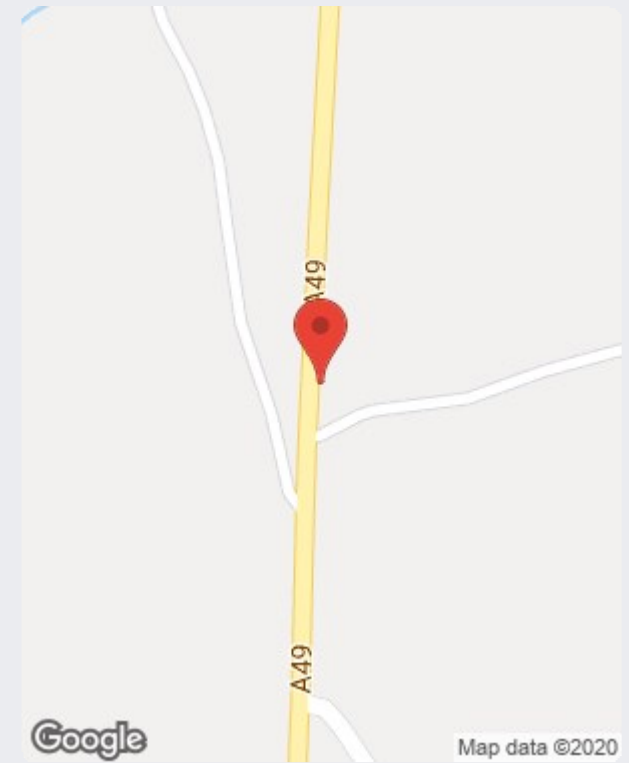
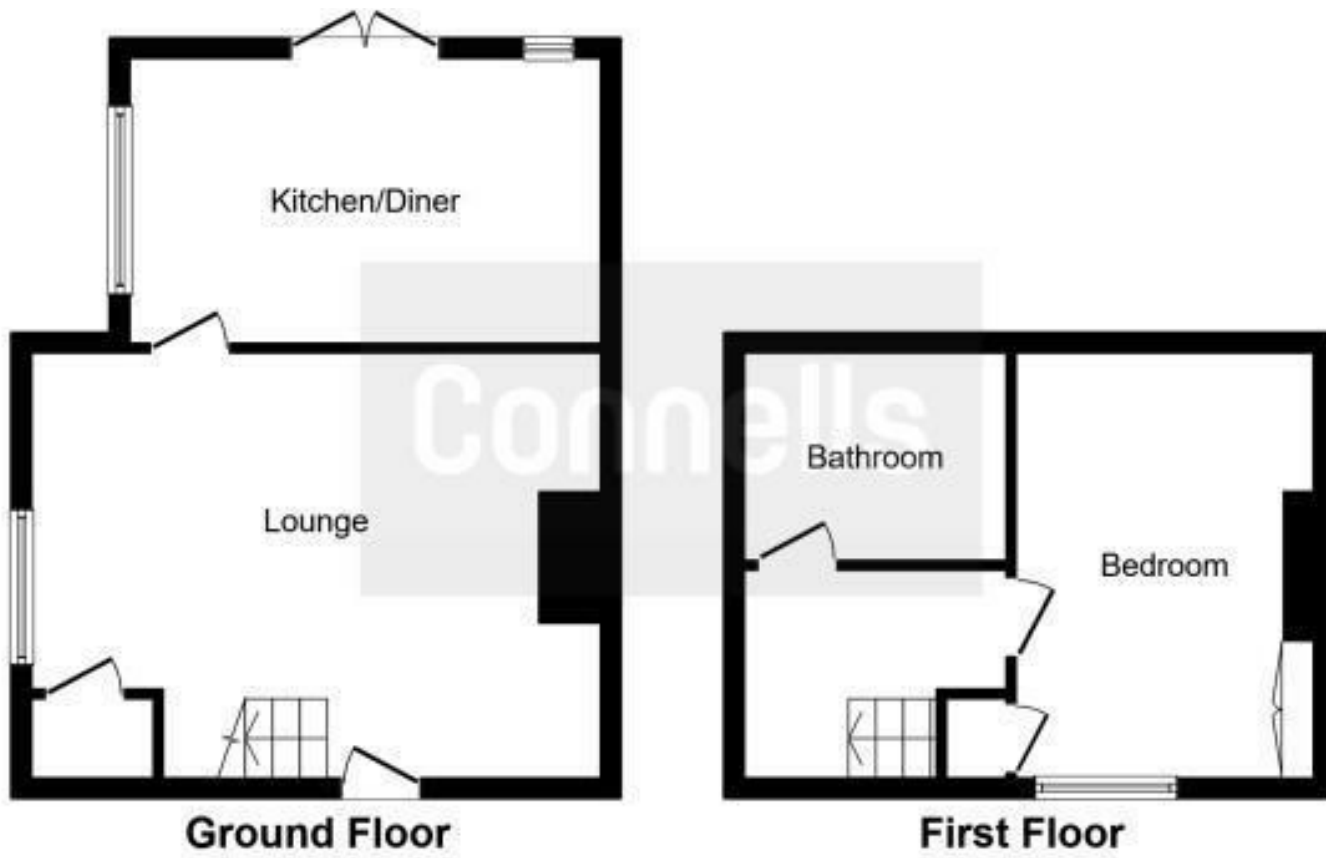
You will be contacted the following day to discuss the next steps.

We are also following the FCO's latest advice (please click on the following link, as the advice is updated frequently).

<https://www.gov.uk/guidance/government-advice-on-home-moving-during-the-coronavirus-covid-19-outbreak>



To arrange a viewing please contact us on t. 01432 344 779  
hereford@bill-jackson.co.uk | www.bil-jackson.co.uk



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
92-100 <b>A</b>		92-100 <b>A</b>	
81-91 <b>B</b>		81-91 <b>B</b>	
69-80 <b>C</b>		69-80 <b>C</b>	
55-68 <b>D</b>		55-68 <b>D</b>	
39-54 <b>E</b>		39-54 <b>E</b>	
21-38 <b>F</b>		21-38 <b>F</b>	
1-20 <b>G</b>		1-20 <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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