



Cross Cottage

Upper Hill, Leominster, Herefordshire, HR6 0JZ

jackson
property

£750,000

Modern Home Built Circa 20 years ago | Large Living Space with Further Potential | 4 Double Bedrooms | Circa 4 Acres of Land | Outbuilding & Stables | Private Location with Outstanding Views | Working Lorry Yard License Available | Must Be Viewed

Situation

Description

Approached by a gated sweeping driveway, the property has a large front lawn with driveway leading to the double garage and carport.

The entrance hall is inviting with doors off to the kitchen breakfast and lounge. The lounge is large with feature fireplace and triple aspect windows, incorporating the stunning views. There is space at the rear for study or further seating area with doors out to the part built orangery.

Off the lounge is a useful formal dining room, with door back into the kitchen.

Having ample eye level and lower level units, fitted appliances, integral sink and extractor hood, space for dining table, lots of windows encompassing the views. Off the kitchen is a large utility with further storage units and shower room with WC.

The first floor has 4 double bedrooms and family bathroom. The main bedroom was originally designed to be 2 rooms, although is now an extremely large bedroom with triple aspect windows and views. There is a further en suite shower room.

The grounds extend to circa 4 acres, currently used as a haulage & lorry yard, although could be equestrian. There are large formal gardens, stable block with hard standing and 2 stables. There is a large workshop with potential, along with 2 paddocks extending to circa 2 acres.

The property is very private, having views over 3 counties.

Services

Mains Electricity, Oil Central Heating, Private Water Supply, Private Drainage

Viewings

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

Referral Fees

Jackson Property may be entitled to commission or fee from other services offered to the Client, buyer, tenant or landlord, including but not only the following services: Conveyancing, Mortgage, Financial advice, Surveys etc. A commission or fee is defined as an average of £100+vat per service.

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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).

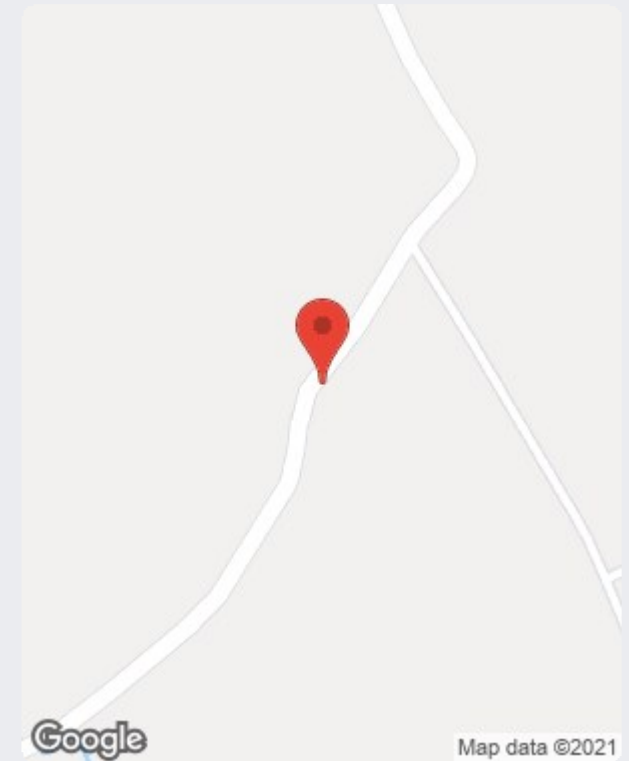
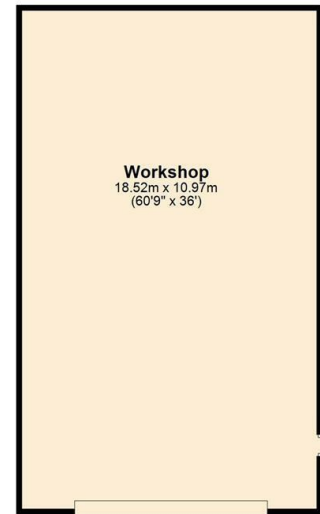
<https://www.gov.uk/guidance/government-advice-on-home-moving-during-the-coronavirus-covid-19-outbreak>



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



Total area: approx. 623.4 sq. metres (6710.4 sq. feet)
These Plans are for identification and Reference Only.
 Plans produced using PlanIt.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Planned	Very environmentally friendly - lower CO ₂ emissions	Current	Planned
92-100 A		90	92-100 A		90
81-91 B			81-91 B		
69-80 C			69-80 C		
55-68 D		61	55-68 D		62
39-54 E			39-54 E		
21-38 F			21-38 F		
1-20 G			1-20 G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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