



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

jackson  
property

# Offers Over £150,000

Period Cottage | Kitchen Diner & Lounge | Double Glazed Throughout | Parking | Walled Courtyard Garden | Outstanding Views | Must Be Viewed | Ideal Air BnB or Rental Opportunity | No Onward Chain

## 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

You are welcomed to the property by the traditional oak porch and stone walled front garden. The porch leads to the traditional sitting room, where a stunning woodburning stove adds warmth, the floor is exposed and has recently been revarnished, there is a front facing window and side facing window.

Moving through the property there is a kitchen/diner with cotemporary kitchen area, to then enjoy round the dining table as you toast to a wonderful retreat.

Head upstairs past the exposed brick feature walls and to the double bedroom where there is a dressing table to get ready for the day ahead in style, and there is also a bathroom with both bath and shower over.

Outside there is off-road parking, and a front patio with furniture to take your morning coffee outside, whilst to the rear there is an enclosed courtyard with a barbecue to enjoy an evening in the sun with some good food.

## Services & Notes

Mains Electricity, Mains Water, Private Drainage Herefordshire Council Tax Band A  
The seller is leaving all items of furniture.

## 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.

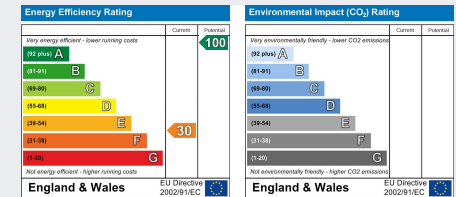
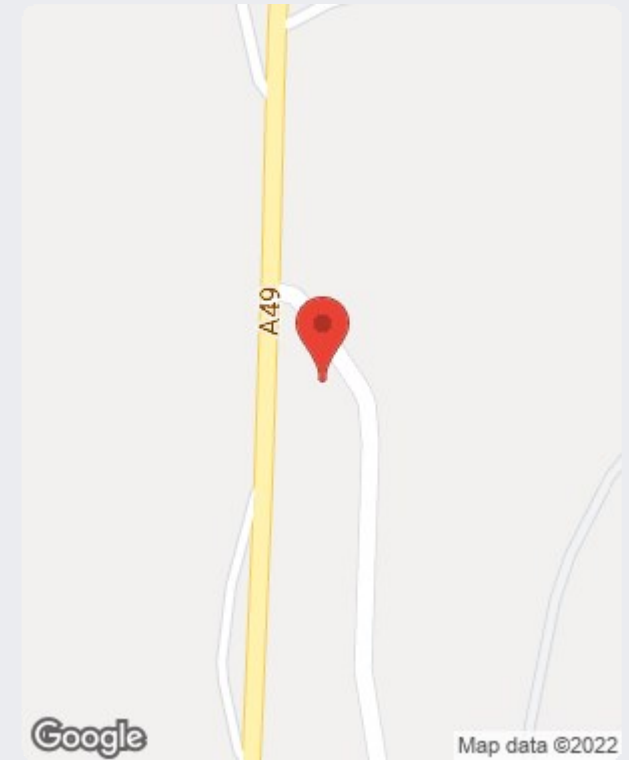
You will be contacted the following day to discuss the next steps.

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



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