



CALLOW FARMHOUSE

CALLOW + HEREFORDSHIRE



BENGOUGH



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*An historical house with panoramic views
and an annexe*

Hall + Drawing room + Library/study + Dining room + Kitchen

Cellar + Scullery/utility

One bedroomed wing with sitting room and study

Six bedrooms + Two bathrooms

Hereford 4 miles + Ross on Wye 10 miles

Gloucester 20 miles + M50 (J1) 11 miles

(All distances are approximate)

*These particulars are intended only as a guide and must not be relied upon
as statements of fact. Your attention is drawn to the Important Notice
on the last page of the text.*



LOCATION

Callow Farmhouse is in the heart of the pretty village of Callow next to the church. On top of the hill by that name, the village and the house command the region just south of the City of Hereford. It is therefore perfectly located in attractive rural surroundings with quick and easy access on to the Hereford/ Ross road making such conurbations within easy reach let alone the M50 and motorway network.

FOR SALE

Callow Farmhouse was a former coaching inn back in the 1800's. Standing at the top of Callow Hill, this is where a change of horses would have been necessary. Consequently it is a substantial Grade II listed house providing a great deal of flexibility in its accommodation on four floors.

Although parking along the tarmac drive is available behind the house, there is ample beside it. The main entrance and lobby lead into the large drawing room with a wood burning stove and main staircase. The kitchen is fully fitted and recently refurbished with its granite topped units and island. The dining room has windows and glazed doors along the one side overlooking the terrace which enjoys the views. Off this is the utility room, back door and cloakroom. The sitting room has a magnificent inglenook fireplace.



The annexe wing of the house has its own entrance off the lane into a small lobby that directly leads into the office, which could be fitted with a kitchen. Along the corridor is a bedroom,

a sitting room with a bay window enjoying the wonderful panoramic views, a shower room and a further bedroom/ study.

On the first floor the principle bedroom in the tower is magnificent, as is the bedroom on the floor above which has its own shower room.

Along the wide corridor are three further bedrooms and a new family bathroom.

On the lower ground floor currently accessed externally is a large store room, a workshop and a gymnasium.



THE GARDENS

The gardens are mainly down to lawns and are overlooked by the wide terrace outside the dining room and a second decked sitting area which enjoys the views outside the sitting room in the annexe.

SERVICES

Mains water and electricity. Private drainage.

FIXTURES AND FITTINGS

The fitted carpets are included. Certain light fittings and curtains may be available separately.

DIRECTIONS (HR2 8DE)

Leaving Hereford on the A49 towards Ross, take the second turning to Callow after the car show rooms. The lane leads directly up to the village and the house is on the left hand side at the top of the hill.

VIEWING

Strictly by appointment with Bengough Property
01568 720159.





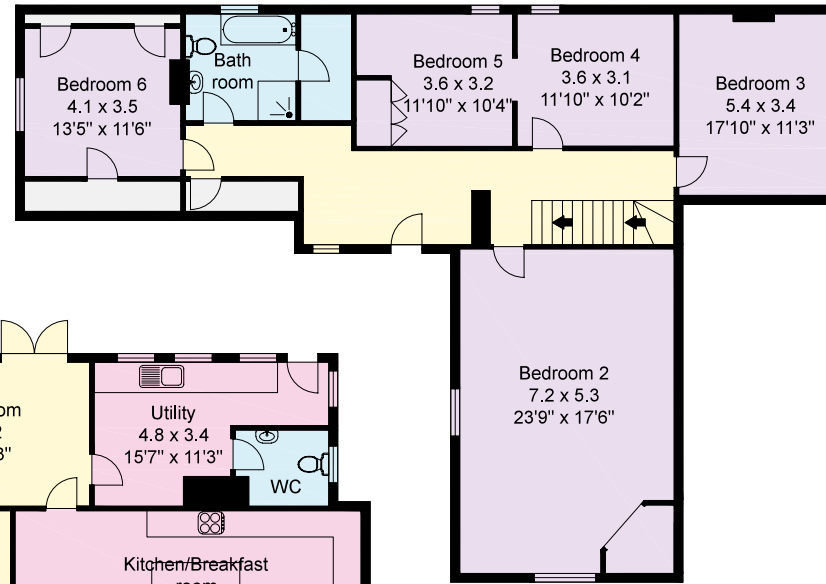
Approximate Gross Internal Floor Area

House: 401 sq m (4,316 sq ft)

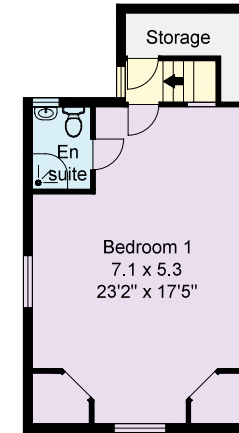
Outbuilding: 95 sq m (1,017 sq ft)

Total: 496 sq m (5,333 sq ft)

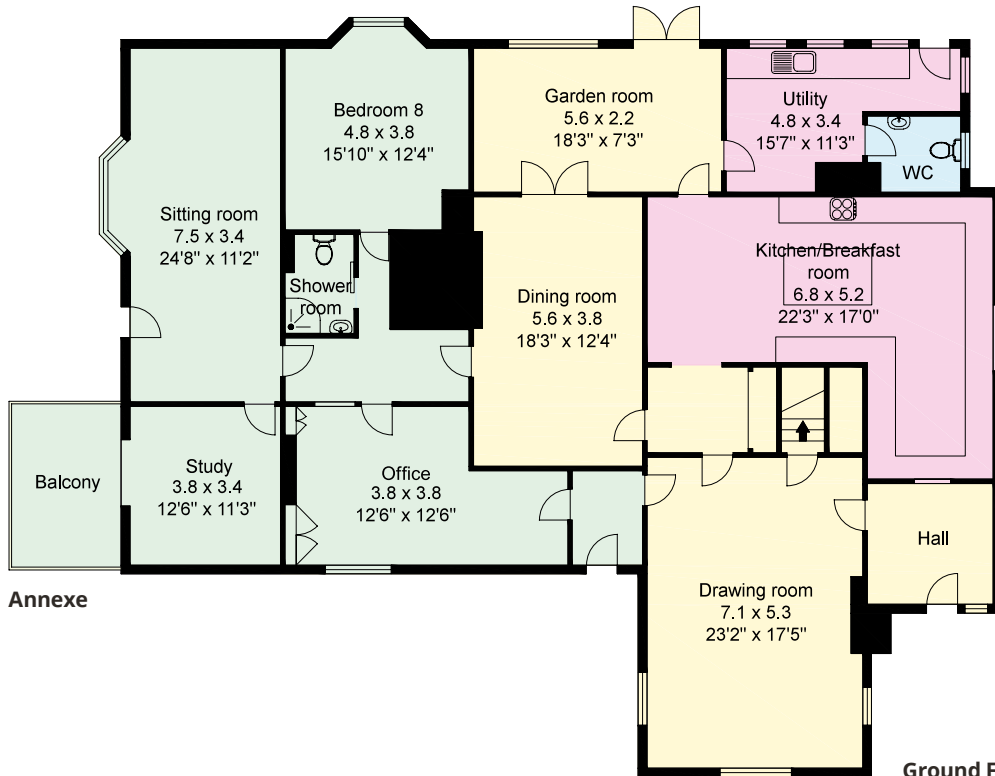
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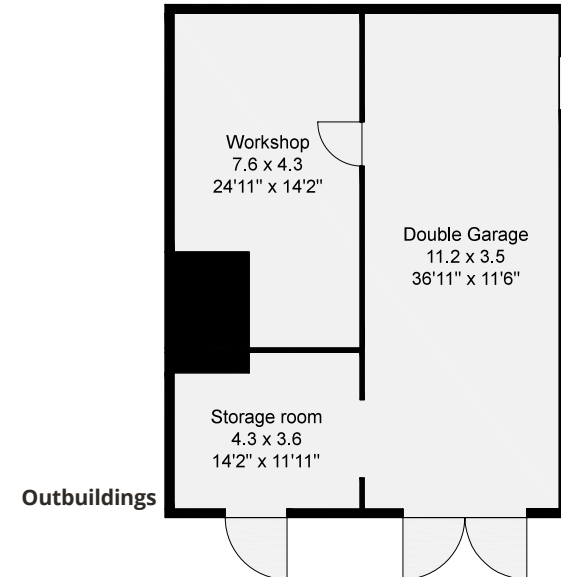
First Floor



Second Floor



Ground Floor



Outbuildings

Not shown in actual location / orientation



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