

Lower Butts
Orcop, Hereford



ROSCOE ROGERS KNIGHT
Town and country properties



Lower Butts Orcop, Hereford

This beautifully presented and uniquely designed 4 bedroom cottage is located in a truly idyllic position enjoying outstanding elevated views of Saddle Bow Hill and the surrounding countryside. Set in approximately 0.4 acres of land and offering bright and airy accommodation throughout with a sympathetic blend of original features and modern quality finishes. Private drive with ample parking and detached garage/workshop.

Traditionally constructed in stone with painted rendered gable ends and inset double glazed uPVC windows and doors set under pitched tiled roofs. Internal features include an open double sided stone fireplace, exposed oak beams and stonework, low voltage downlighters, ledged and braced panelled doors and a combination of oak boarded and carpeted flooring. Oil fired boiler providing domestic hot water and heating to radiators throughout.

The entrance to the property is under a tiled portico and through a part glazed door with matching side panel into:

RECEPTION HALLWAY:

Split staircase to the first floor and doors into:

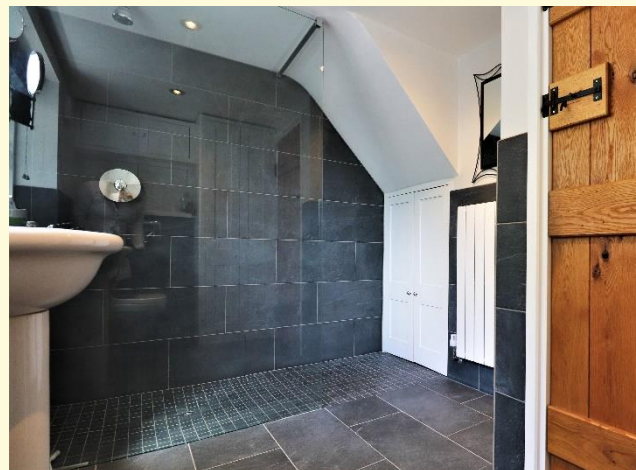
SITTING ROOM: 6.37m x 3.30m (20'11" x 10'10")

Windows to the front elevation with attractive views of the surrounding countryside. Open double sided stone fireplace with inset wood burner on a curved brick hearth with oak lintel over.



SHOWER ROOM:

Frosted window to side. Contemporary suite comprising a low level W.C, pedestal wash basin and tiled double shower cubicle with mixer valve and rain shower head. Range of built in cupboards along one wall housing water cylinder and further shelving and storage.





From living room door into:

KITCHEN/DINING AREA: 7.85m x 6.25m (25'9" x 20'6") reducing to 2.42m (7'11")

Dual aspect Windows to the front and side and French doors to side accessing sun terrace. An impressively proportioned "L-shaped" room with oak work tops along two walls, tiled splash backs and inset single bowl ceramic sink with mixer tap. Wooden cupboards and drawers set under with integrated dishwasher and space for fridge/freezer. Electric Cooking range with a double oven, four ring gas hob and matching extraction hood over. Open double sided stone fireplace with inset wood burner on a curved brick hearth and oak lintel over. Recess to one side with shelving. Storage access trap.



UTILITY: 2.60m x 1.96m (8'6" x 6'5") extending to 3.00m (9'10")

Window to the back and internal window to side. Stable door to side accessing garden and parking bay. Laminate worktops along two walls with tiled splash backs and inset stainless steel sink with mixer tap. Wooden cupboards set under housing Vaillant oil fired boiler and space and plumbing for washing machine/tumble dryer. Storage access trap. Door into:



CLOAKROOM:

Frosted window to side and low level W.C.

From entrance hallway upstairs to:

FIRST FLOOR LANDING:

Window to the back elevation with views towards the garden and woodland.

BEDROOM FOUR: 2.00m x 3.05m (6'7" x 10'0")

"L-shaped" with window to front. Built-in cupboards with ample storage and shelving.



BEDROOM THREE: 2.44m x 2.84m (8'0" x 9'4")

Window to front elevation with pretty countryside views.



BEDROOM TWO: 3.37m x 2.39m (11'1" x 7'10")

Two windows to front.

MAIN BEDROOM SUITE: 3.63m x 4.00m (11'11" x 13'1")

Dual aspect windows to front and side with beautiful countryside views. Built in wardrobe with shelving and storage.



DRESSING ROOM: 2.29m x 1.43m (7'6" x 4'8")

His and hers hanging rails along one wall with storage above.

EN-SUITE:

Window to the back with attractive garden views. White suite comprising low level W.C, his and hers vanity unit with inset wash basins, panelled bath with central wall mounted mixer tap and corner shower cubicle with mixer valve and head on adjustable chrome rail. Chrome ladder style radiator. Tiling to walls and floor.

OUTSIDE:

The property is approached via a five bar wooden gate and up a sweeping tarmac driveway with parking for multiple vehicles which also provides access to **DETACHED GARAGE/WORKSHOP: 5.47m x 3.44m** Timber construction with a concrete base and a pitched tiled roof. Power, light and radiators throughout. Pair of ledged and braced garage doors to front and panelled door to side into: **WORKSHOP:** A range of bespoke floor and wall mounted units and shelving to all sides. Panelled door into parking bay. Open tread wooden staircase up to **STORAGE ROOM/OFFICE SPACE:** Restricted head height. Two windows to back and window to side with attractive garden views. Under eave storage cupboards.



GARDENS:

To the front there is a low-level stone retaining wall, a further tarmac parking bay, wooden storage shed and oil tank. A paved pathway wraps around the perimeter of the property and leads to an extensive sun terrace which capitalises on the beautiful surrounding countryside views with well stocked herbaceous borders and array of flowering plants and shrubs. Stone steps up to the driveway with wooden gate adjacent accessing enclosed extensive lawned area comprising a successful fruit orchard with a combination of apple and pear trees and a wooden constructed summer house taking full advantage on the properties elevated position. Boundaries are a combination of wooden posted and wired fencing.

Offers over £600,000

SERVICES:

Mains electric and water. Oil fired central heating system and private drainage. EPC Rating E. Council Tax band E.

DIRECTIONS:

From our office at the traffic lights turn left onto Hereford Road and continue straight on A466 for 10.2 miles passing through Buckholt, Welsh Newton Common, Llancloudy and St Weonards. Continue following the road and take the left hand turn sign posted Pontrilas, Garway Hill and Orcop. Just after proceeding over the brow of the hill bear right between two stone cottages and continue along the lane for a further mile where Lower Butts will be found on the right hand side.



Roscoe Rogers & Knight would like to draw your attention to the following notes:

- * These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
- Prospective purchasers should not rely on any information given as a statement or representation of fact of warranty that the property or services are in good condition.
 - We would recommend that prospective purchasers verify for themselves that necessary planning permissions, building regulations or other consent regarding alterations have been obtained.
 - None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.

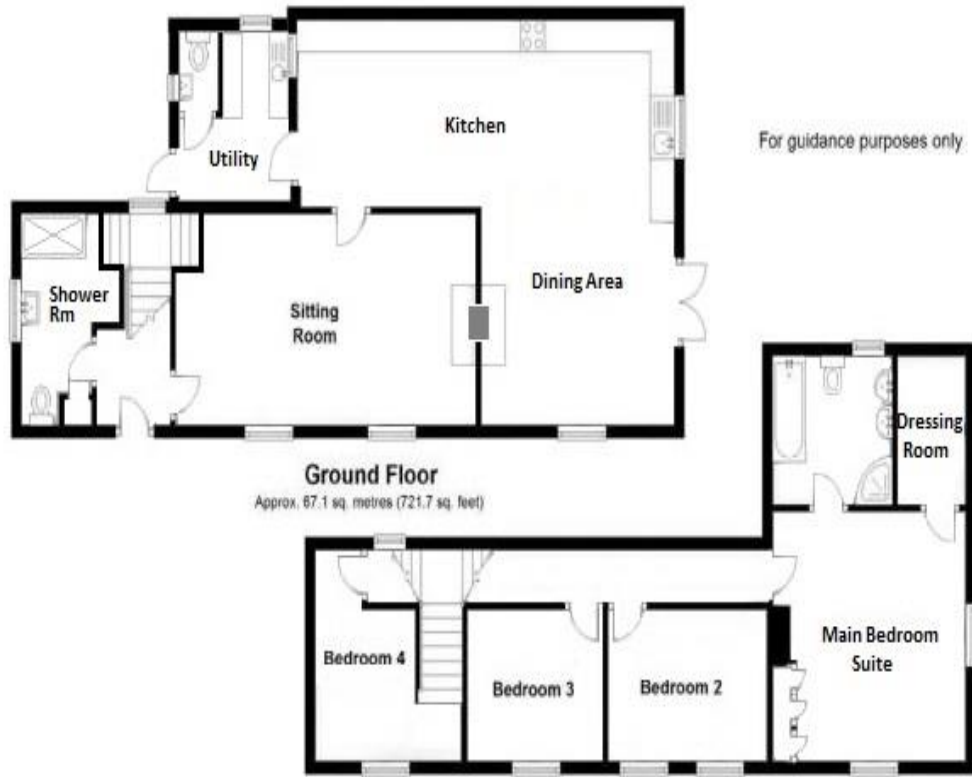
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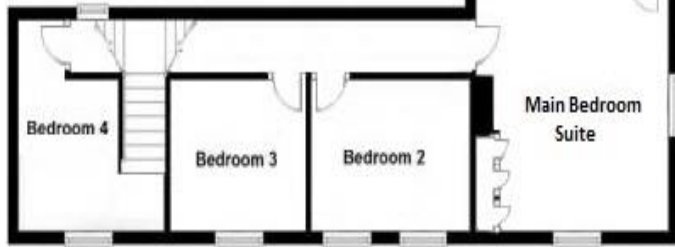
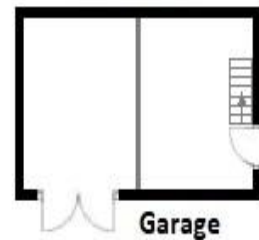
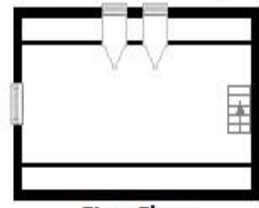
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For guidance purposes only



Total area: approx. 125.0 sq. metres (1345.5 sq. feet)

