



ORCOP

Offers Over **£650,000**



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# LOWER BUTTS

Orcop, Hereford, HR2 8SF



Four Bedroom Detached Cottage  
Set On A Generous Plot Approaching 0.5 Acre  
Panoramic Countryside Views

This immaculately presented 4-bedroom cottage boasts a unique design and a stunning location amidst picturesque countryside views of the Black Mountains, Garway Hill and Saddle Bow. Set in approximately half an acre of grounds, this home is ideal for one looking for peace and tranquillity.

Situated between Monmouth and Hereford, it is well positioned for commutable transport links. The property has undergone a thoughtful modernisation process, seamlessly blending original features with high-quality modern finishes. The interior is bright and airy, offering a welcoming ambiance throughout. With a private driveway providing ample parking and a detached garage/workshop, this property offers practicality, the perfect blend of rural charm and contemporary comfort.





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### KEY FEATURES

- Four Bedroom Detached Cottage
- Panoramic Countryside Views
- Ample Off-Road Parking, Detached Garage
- Set On A Generous Plot Approaching 0.5 Acre.
- Highly Sought After Location
- Boasting Character Throughout





# STEP INSIDE



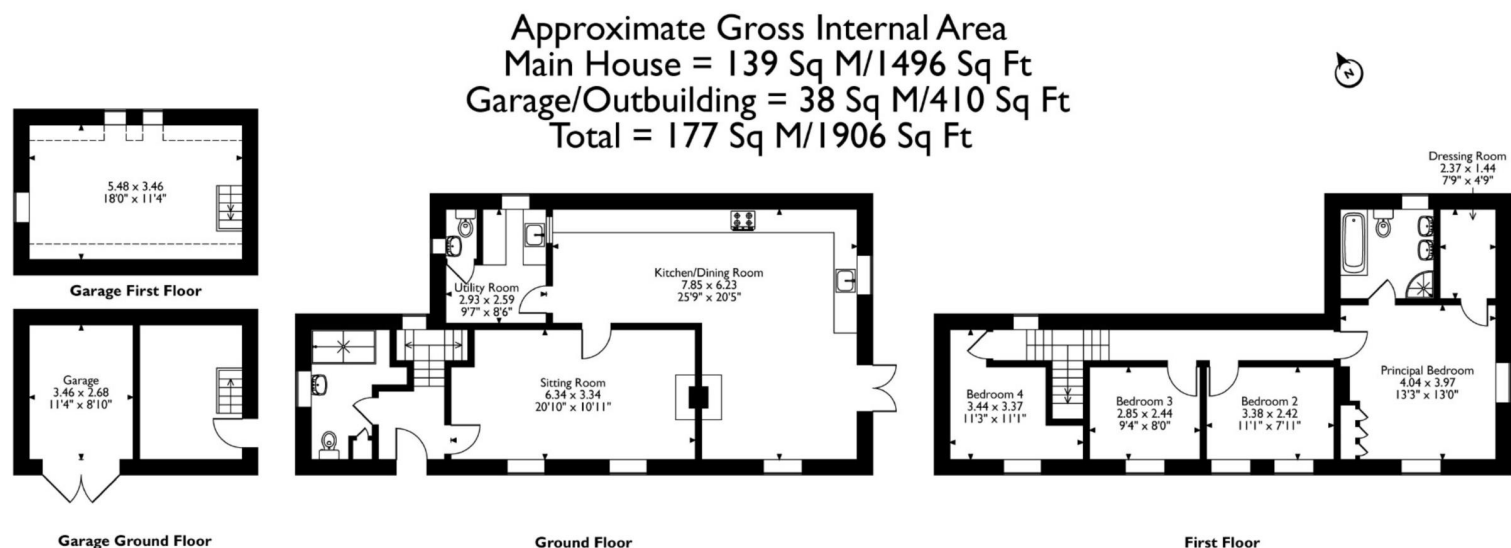
This four bedroom detached cottage offers a wealth of charm and character throughout, having panoramic views over the surrounding rolling countryside, being situated in the highly desirable and sought after village of Orcop. Orcop is a small village, having a village hall, public house and church.

The nearby city of Hereford is situated on the banks of the River Wye having a rich history dating back to Saxon times and is also known for its picturesque black and white timber-framed buildings, which are a prominent feature of the city centre. The city centre is compact and easily walkable, with a mix of independent shops, cafes, and restaurants, also having a variety of popular larger shops.

From the inviting entrance hallway, a split staircase leads to the first floor, while doors give access into the downstairs shower room and living room.

The spacious living room beckons with two windows facing the front aspect with panoramic views over the rolling countryside and a captivating open double-sided stone fireplace with woodburner inset, this creates a warm and cosy ambiance. From the living room, a door leads to the kitchen/diner.

The expansive kitchen/diner is the heart of the home and a perfect hub for a family home, where dual aspect windows flood the space with natural light. The kitchen is well equipped with a range of fitted wall, base and drawer units, complimented with oak worktops. There are integrated appliances, space for fridge/freezer and a central cooking range with a four ring gas hob and cooker hood above. This room also features a striking open double-sided stone fireplace, complemented by an inset wood burner resting on a brick hearth and crowned by an oak lintel. Adjacent to the fireplace is a recessed area with convenient shelving.



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

A thumb latch door from the kitchen, gives access into a convenient utility room, which has worktop space, space for appliances and a stable door leading to the garden, one will also find a door into a downstairs W.C.

The modern downstairs shower room comprises a low-level W.C., a pedestal wash basin, and a tiled double shower cubicle equipped with a mixer valve and a luxurious rain shower head. Understairs cupboard ideal for ironing board, Hoover etc. Along one wall, you'll find a range of built-in cupboards providing storage space for essentials.

Ascend the staircase to discover the landing where four beautifully appointed bedrooms await. The principal bedroom is a comfortable space boasting dual aspect windows framing breathtaking countryside views. The bedroom has a large walk in wardrobe and four piece en-suite bathroom.

The second bedroom has two windows to the front aspect, third bedroom has one window to the front, and fourth having a window to the front aspect and a built in cupboard suitable for storage.

## OUTSIDE

The property is set in a plot approaching half an acre. As you enter the property, you'll be greeted by a picturesque scene, with a five-bar wooden gate giving access to the sweeping tarmac driveway that leads you to the property, offering ample parking space for multiple vehicles along the way. This driveway not only leads to the main house but also provides access to a detached garage/workshop.

The detached garage/workshop is a versatile space, measuring 5.47m x 3.44m. Constructed from timber with a sturdy concrete base and a pitched tiled roof. Inside, the garage/workshop has power, lighting, and radiators throughout, making it suitable for various uses. The front features a pair of garage doors for easy access, while a personal door on the side leads into the workshop area.



# STEP OUTSIDE



The workshop is well-designed with a range floor and wall-mounted units, providing ample storage solutions for tools and equipment.

The gardens are mostly laid to lawn, comprising a fruit orchard with a combination of apple and pear trees and a summer house taking full advantage of the views being in an elevated position. The gardens are enclosed by wooden and wired fencing. One can find a patio/seating area, ideal for outdoor entertaining and taking advantage of the south facing aspect.

There is also a separate but further parking bay to the far side of the property.

## INFORMATION

Postcode: HR2 8SF  
Tenure: Freehold  
Tax Band: E  
Heating: Oil  
Drainage: Private  
EPC: E







## DIRECTIONS

What Three Words

<https://w3w.co/suspend.agrees.upward>





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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