

for sale

£500,000



Woodside Cottage Little Hill Orcop Hereford HR2 8SE

An attractive detached country cottage which is occupying a peaceful elevated position with stunning views across the surrounding countryside. This wonderful home is well situated on the outskirts of the Hamlet of Orcop amidst some of the most beautiful open countryside in Herefordshire offering unrivalled far reaching views. The property itself briefly comprises: off road parking for numerous cars, entrance hall, downstairs bedroom, downstairs bathroom, kitchen/ dining room, lounge, first floor landing, three further bedrooms, family bathroom and a good size garden to the rear.

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Approach

A drop curb giving access to the large drive which has plenty of space for parking with steps leading down to the front door and a side gate which gives access to the rear garden. Door to the front gives access to:

Entrance Hall

Double glazed door to side, radiator, under stairs storage, stairs to the first floor landing, ceiling light point and doors leading to:

Downstairs Bathroom

A fitted bathroom briefly comprising: bath with mixer taps with shower over, wash hand basin, low level W.C, spot lights to the floor level and ceiling light point.

Downstairs Bedroom

13' 3" x 9' 2" (4.04m x 2.79m)

Double glazed windows to front and side elevations, radiator and ceiling light point

Open Plan Kitchen/dining Room

28' 7" x 13' 6" (8.71m x 4.11m)

A fitted kitchen with soft closing wall and base units with walnut work surfaces over, double copper Belfast sink and drainer, with instant boiling hot tap, integrated Bosch double oven and grill with Neff induction hob, large pantry, space and plumbing for dishwasher and washing machine, space for tumble dryer, fully size fridge and freezer, two radiators, breakfast table, double glazed windows to front and rear elevations, double glazed patio door to the rear giving access to a patio area with a further door leading to the lounge.

Impressive Lounge

24' 6" x 19' 4" (7.47m x 5.89m)

A light and airy room with double glazed patio doors to the side which gives access to the garden, open fire with a brick surround, double glazed windows to the side and rear elevations look out over beautiful far reaching views, two radiators and two ceiling light points.

First Floor Landing

Window to side elevation, radiator, wall and ceiling light points with doors leading to:



Bedroom One

15' 11" Plus Recess x 13' 8" (4.85m Plus Recess x 4.17m)

Double glazed windows to the front, side and rear elevations which look out over beautiful country side views, two radiators and two ceiling light points.

Bedroom Two

13' 2" x 9' 7" (4.01m x 2.92m)

Double glazed window to side elevation, radiator and two ceiling light points.

Bedroom Three

18' 2" Max x 9' 5" Max (5.54m Max x 2.87m Max)

Double glazed window to rear elevation, loft access, radiator and ceiling light point.

Family Shower Room

Shower cubicle with panelling to the walls, low level W.C, wash hand basin with vanity unit, wall mounted heated towel rail, extractor fan and light point to the ceiling.

Rear Garden

The good sized main garden is laid to lawn and enclosed by hedging and fencing to maintain privacy with a range of trees, timber shed, patio area with overhead pergola and it all enjoys stunning views across surrounding countryside.

Double Garage

20' x 18' 1" (6.10m x 5.51m)

Of timber construction with up and over doors, power, light points, ample storage space, glazed window and door to the rear.





Ground Floor

First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref: HER314217 - 0004

Tenure: Freehold

EPC Rating: F

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