



A Most Attractive Individual New Build Property Situated Within Orcop Hill In Southwest Herefordshire Enjoying Far Reaching Views Benefitting From Air Source Heating And Solar Panels With Accommodation Comprising Sitting Room With Wood-Burning Stove, Spacious Kitchen/Dining Room With Bi-Fold Doors, Snug, Utility Room, Cloakroom With WC, Master Bedroom Suite With Dressing Room And Ensuite Shower Room, Three Further Double Bedrooms (1 En-Suite) Family Bathroom, Attractive Gardens, Driveway Parking And Timber Framed Garage With Electric Car Charging Point. EPC B.

Wrens Nest - Guide Price £785,000

Orcop Hill, Hereford, Herefordshire, HR2 8SD



Wrens Nest

Location & Description

Orcop is quite possibly one of the most beautiful locations in South Herefordshire, boasting wonderful views over surrounding countryside, with an array of outdoor pursuits available nearby. The village boasts a historic church dating back to the 1300's and a much loved local pub, with primary schools in the nearby villages of St Weonards and Garway. There is an excellent local shop in the in the nearby village of Wormelow approximately 2 miles distant. More extensive facilities can be found at Hereford (10 miles to the north), Ross-On-Wye (10 miles east to the east) and Monmouth (9 miles to the South).

At Ross-On-Wye there are connections to the M50 heading towards The Midlands.

Property Description

Wrens Nest is an individual newly constructed four bedroomed "cottage style" property situated within the delightful south Herefordshire countryside enjoying far reaching views, with private landscaped gardens, driveway parking and a timber framed garage. The property benefits from 10 solar panels, air source central heating, with underfloor heating to the ground floor and radiators to the first floor, electric underfloor heating to the bathroom and en-suites.

The property is appointed to a high standard with solid oak flooring throughout the ground floor, quality carpets to the sitting room, landing and bedrooms, REHAU flush fit casement windows, aluminium bi-folding doors, MERLIN wood-burning stove, hand-painted solid wood kitchen/ utility room with AEG appliances and LUSSO STONE sanitary ware. The property benefits from a **10-year Build-Zone Structural Warranty**.

The accommodation comprises to the ground floor with an attractive oak framed porch leading to the entrance hall with cloakroom off and separate cloaks cupboard, spacious sitting room with wood-burning stove and bi-fold doors to the garden, impressive open-plan dining/kitchen with bi-fold doors opening onto the paved terrace, cosy snug and separate utility room.

To the first floor is the master suite with dressing room and en-suite shower room, guest bedroom with en-suite shower room, two further double bedrooms and family bathroom.

Attractive landscaped gardens wrap around the property, laid mainly to lawn with a paved seating area accessed from the dining area. A gravelled driveway offers ample parking with access to the detached timber framed garage with ZAPPI electric car charger.

The agent recommends an early inspection to appreciate this beautiful home and delightful location.

Accommodation comprising with approximate dimensions:

Reception Hall

With oak flooring. Decorative half wall panelling. Downlights. Composite front door.

Cloakroom

With oak flooring. Double glazed window to front. WC. Vanity unit with inset wash basin with tiled splashback. Downlights.

Living Room 6.25m (20ft 2in) x 4.99m (16ft 1in)

With double glazed window to front. Aluminium bi-fold doors opening onto the rear terrace. Feature fireplace with oak mantle and MERLIN wood-burning stove. TV and WIFI connections. Two pendant light fittings. Quality fitted carpet.

Kitchen/Breakfast Room 6.25m (20ft 2in) x 4.99m (16ft 1in)

Oak flooring. Double glazed window to front aspect. Hand painted solid wood kitchen comprising base units and drawers, eye-level units and larder cupboard. Solid wood worksurfaces with upstands. Inset Belfast style sink with mixer tap. Matching central island unit with storage, **AEG INDUCTION HOB WITH EXTRACTOR OVER** and breakfast bar. **AEG DISHWASHER**. Housing for American style fridge freezer. Downlights.

Dining area with bi-folding doors opening onto the paved terrace. Two pendant light fittings. Useful understairs storage.

Utility Room 2.04m (6ft 7in) x 3.20m (10ft 4in)

With matching units. Plumbing and housing for washing machine and tumble dryer. Solid wood work surfaces with upstands. Belfast style sink with mixer tap. Double glazed window to rear and composite external door.





Snug 3.04m (9ft 10in) x 3.20m (10ft 4in)

Double glazed window to front. Pendant light fitting.

Landing

With oak staircase. Double glazed window to rear and Velux window. Radiator. Access to roof space. Downlights.

Master Bedroom 4.88m (15ft 9in) maximum x 3.13m (10ft 1in)

With double glazed window to front enjoying far reaching countryside views. Radiator. Open to:

Dressing Room 3.20m (10ft 4in) x 2.45m (7ft 11in)

With Velux window. Radiator. Downlights.
Door to:

En-Suite Shower Room

With Velux window. Tile flooring with electric underfloor heating. Tiled walk-in shower with raindrop shower and hand held attachment. WC. Vanity unit with inset wash basin. Chrome ladder radiator. Downlights. Extractor fan.

Bedroom 2 4.93m (15ft 11in) maximum x 3.18m (10ft 3in)

With double glazed window to rear with garden views. Radiator.

En-Suite Shower Room

Tiled walk-in shower with raindrop shower and hand held attachment. WC. Vanity unit with wash basin. Tiled flooring with electric underfloor heating. Downlights. Extractor fan.

Bedroom 3 4.93m (15ft 11in) maximum x 2.94m (9ft 6in)

With double glazed window to front enjoying far reaching countryside views. Radiator.

Bedroom 4 3.95m (12ft 9in) x 2.99m (9ft 8in)

With double glazed window to rear with garden views. Radiator.

Family Bathroom 3.23m (10ft 5in) x 2.06m (6ft 8in)

With Velux window. Tiled flooring with electric underfloor heating. Suite comprising WC. Vanity unit with inset wash basin, mixer tap and tiled surrounds. Free standing bath. Chrome ladder radiator. Downlights. Two feature wall lights.



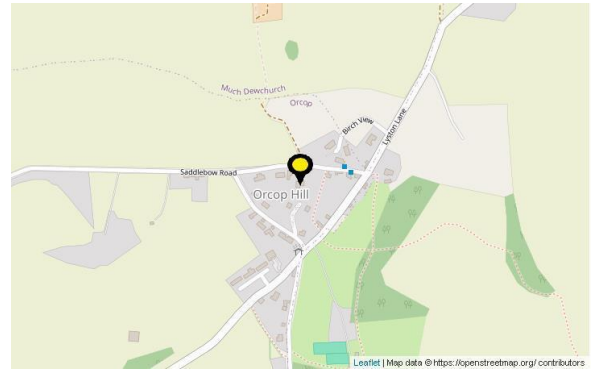
Outside

A gravelled driveway and turning area provides off-road parking with access to the detached timber framed garage with light, power and **ZAPPI ELECTRIC CAR CHARGING POINT**. The gardens are attractively landscaped laid mainly to lawn with a Cotswold stone paved terrace to the rear with stone retaining wall and steps up to the raised lawn.



Directions

WHAT3WORDS - PARSNIPS.SOLIDS.USHERING



Services

We have been advised that mains electricity and water are connected to the property. Central heating is via VAILLANT AIR SOURCE HEATING/UNDERFLOOR HEATING TO THE GROUND FLOOR. PRIVATE DRAINAGE VIA A KLARGESTER SYSTEM. THERE ARE 10 JINKO SOLAR PHOTOVOLTAIC INTEGRATED PANELS TO THE ROOF. FULL FIBRE-OPTIC BROADBAND. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Tenure

We are advised (subject to legal confirmation) that the property is freehold.

General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

Viewing

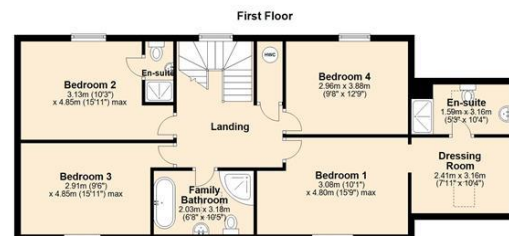
By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648)

Council Tax

To be assessed.

EPC

The EPC rating for this property is B.



For information and illustrative purposes only. Not to scale. All dimensions, position of doors, windows, appliances and other features are approximate only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Total Area measurements do not include garages or any outbuildings unless specified. - Copyright: EPC Ltd. Plan produced using PlanUp

Wrens Nest, Orcop

MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

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3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.

JOHN GOODWIN
THE PROPERTY PROFESSIONALS
EST. 1981

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