



Watkins Thomas Ltd  
5 King Street  
Hereford HR4 9BW

Tel: 01432 272280  
Fax: 01432 343444

[enquiries@watkinsthomas.co.uk](mailto:enquiries@watkinsthomas.co.uk)  
[www.watkinsthomas.co.uk](http://www.watkinsthomas.co.uk)



## Meadowside, Orcop, Herefordshire, HR2 8SF

*'Situated to the south of Hereford City in the popular village location of Orcop Hill, a well presented, three bedroom, detached family home with fantastic views across open countryside'*

**NEW INSTRUCTION**

**£450,000 (Freehold)**

**Residential Sales and Lettings**

# Meadowside, Orcop, Herefordshire, HR2 8SF

## LOCATION

The property is located in the highly sought after village of Orcop Hill which is set to the south of Hereford. Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

## DESCRIPTION

The subject property is south facing and has lots of natural light throughout the property combining this with not being overlooked and a completely private garden area to the east side. Ample off road parking, enclosed gardens, views across open countryside, oil central heating where specified and the accommodation comprises; entrance hall with spiral staircase to the master bedroom, downstairs shower room, kitchen, sitting/dining room, snug, first floor landing with two further bedrooms and bathroom (with scope to add an en-suite - subject to local authority approval). In more detail the accommodation comprises:

## ON THE GROUND FLOOR:

### Entrance Hall

Front aspect double glazed entrance door leading to the entrance hall with panelled radiator, smoke alarm, inset spot lights, exposed floor boards, door to the shower room and kitchen and spiral staircase to the master bedroom.

### Shower Room

With side aspect double glazed window, shower cubicle with thermostatically controlled shower, low flush wc, wash hand basin, inset spot lights, partially tiled wall surround and exposed floor boards.



### Kitchen

3.58m (11'9) x 2.97m (9'9)

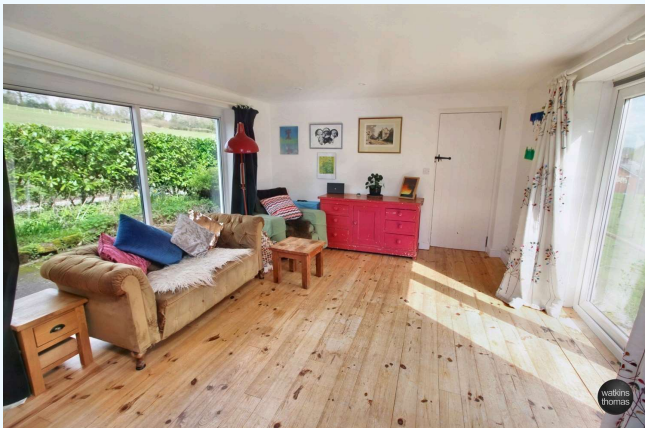
With front and rear aspect double glazed windows, stainless steel 1½ bowl sink drainer unit, work surface, matching range of wall and base mounted units, integrated oven with cooker hood over, plumbing and space for dishwasher, plumbing and space for washing machine, panelled radiator and door to the lounge/dining room.



### Lounge/Dining Room

6.78m (22'3) x 3.58m (11'9)

With rear aspect double glazed window, front aspect double glazed patio door, panelled radiator, Clearview wood burning stove, smoke alarm, French doors to the rear aspect which open and overlook the local countryside, door to the snug and stairs leading to the first floor.



## Meadowside, Orcop, Herefordshire, HR2 8SF



### Snug

3.63m (11'11) (maximum) x 3.25m (10'8) (maximum)  
With front and rear aspect double glazed windows, open fire, panelled radiator and cupboard housing the oil central heating boiler.



### ON THE FIRST FLOOR:

#### Bedroom 1

3.58m (11'9) x 6.25m (20'6)  
With spiral staircase from the entrance hall. With side aspect double glazed window, rear aspect double glazed window overlooking the countryside, panelled radiator, access hatch to loft space, inset spot lights and smoke alarm.



#### Landing

With stairs leading from the lounge/dining room, with rear aspect double glazed window, airing cupboard, access hatch to loft space, smoke alarm and door to bedrooms and bathroom.

#### Bedroom 2

4.5m (14'9) x 3.56m (11'8)  
With front and rear aspect double glazed windows with views across countryside and panelled radiator.

# Meadowside, Orcop, Herefordshire, HR2 8SF

## Bedroom 3

3.58m (11'9) (maximum) x 3.23m (10'7)

With front and rear aspect double glazed windows with views across countryside and panelled radiator.



## Bathroom

With front aspect double glazed window with suite comprising panel enclosed bath with mixer tap and shower attachment, pedestal mounted wash hand basin, low flush wc, heated towel rail, partially tiled wall surround and tiled flooring.



## OUTSIDE:

To the left hand side of the property is a lawned garden with steps leading to the front door at the front of the house. There is a useful wood store. To the right hand side of the property there is a further lawned area with concrete seating area, views across open countryside and access to the generous parking area.

THE ROUND HOUSE which is a completely unique and extremely skilfully and robustly created structure which was built by Ed Waghorn as seen on Grand Designs. It needs cladding and could be connected to electricity/water but is already completely useable and weatherproof. There are brand news, as yet, unfitted solid oak windows and velux windows that were bought to replace the exiting which will come as part of the sale if wanted.



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### **COUNCIL TAX BAND D**

Payable to Herefordshire Council

### **BROADBAND & MOBILE PHONE COVERAGE**

Broadband - Superfast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

### **SERVICES**

It is understood that mains electricity and water are connected to the property and the property has oil central heating and two septic tanks for drainage. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

### **VIEWING**

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

### **DIRECTIONAL NOTE**

Proceed out of Hereford on the A49 Hereford to Ross road. On reaching the top of The Callow take the right hand turning onto the A466 signposted Wormelow. Continue through the village of Wormelow and after approximately one mile turn right towards Orcop Hill. Continue up the hill and on reaching the village of Orcop take the first right hand turn, follow along the road for approximately 800 metres and the property is located on the left hand side.

### **FOR FURTHER INFORMATION**

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony J Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit [www.watkinsthomas.co.uk](http://www.watkinsthomas.co.uk), [www.guildproperty.co.uk](http://www.guildproperty.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk) or [www.onthemarket.com](http://www.onthemarket.com).

**8th April 2024**

ID37918

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## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

### Energy rating and score

This property's energy rating is E. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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## FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

