



The Heights
Orcop | Hereford | Herefordshire | HR2 8SF

FINE & COUNTRY



Step inside

The Heights

Offers over £900,000

This truly unique property sits perched upon a hillside, just outside the beautiful village of Orcop, offering panoramic south facing views towards the Black Mountains and providing a real sense of tranquillity.

The Heights has been given a beautiful contemporary makeover by the current owners to create a spacious and stylish home. The accommodation is bright and inviting, and takes full advantage of its elevated position with incredible views from many of the rooms.

To the ground floor, there are multiple reception rooms, a kitchen, utility room and boot room. To the first floor are three double bedrooms, including an exceptionally generous principal bedroom with en-suite and dressing area, as well as a family bathroom.

The property sits within a plot of approximately 3 acres, featuring paddock, patio areas and a wonderful front deck with an unbeatable outlook. In addition, there is a driveway with ample parking and access to an integrated double garage beneath the house.

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.

The ground floor has a lovely flow, starting in the inner hallway, which features engineered timber flooring, staircase to first floor, door with stairs

down to the garage-workshop and beautiful, quirky décor throughout.

From here, you enter a stunning atrium style sun room, one of the most impressive and appealing features of the house. This sizeable room features a fully glazed room, maximizing the amount of light, with windows to front aspect offering truly incredible views over nearby countryside and French doors giving access to the front terrace. This room offers an ideal space for entertaining guests, and making the most of the property's unbeatable outlook.

There is a spacious sitting room, accessible from the inner hallway, which features a set of bi-folding doors, which open up fully to the open terrace area at the front, allowing the outside and inside spaces to flow together beautifully. There is a wood burning stove acting as a centrepiece for the room.

The kitchen is beautifully finished, with an array of stylish fitted units, granite effect Corian worktops and fixtures to include; double oven, induction hob, microwave, fridge and freezer. There are windows to rear and side aspect allowing for plenty of light, and an opening leads to the wonderfully bright dining room, which blends into the conservatory with a large window offering wonderful southerly views.

Additional rooms to the ground floor are a utility, with fitted units, cupboard space and access outside to the rear patio area, as well as a separate boot room, with storage and hanging space and access to a cloak room with W.C and wash basin.



The first floor landing is open and spacious with room for a small workspace by the window with the amazing views, and access to loft space and airing cupboard.

The principal suite is very impressive in both size and presentation, having been repurposed from two smaller bedrooms. The sleeping area looks out through frameless glass curtain doors, which offers access onto the timber decked balcony area, the perfect place to soak in the very best of the views.

There is a large dressing area, with fitted open fronted wardrobes, drawers and a large window looking over the rear patio and gardens.

The en-suite is finished to a high, contemporary standard, with corner cubicle rain head shower, W.C, fitted storage unit with table-top basin and chrome heated towel rail. The en-suite also has an integrated waterproof TV.

There are two additional double bedrooms, each with built in wardrobes, one facing out to the front of the house and one facing to the rear, both with pleasant outlooks.

The family bathroom is bright, contemporary and oozes style, with a freestanding bath and walk-in shower enclosure, high quality neutral coloured tiling throughout, twin table-top basins, wall-mounted taps and twin mirror units above. There is a tall storage cupboard and chrome heated towel rail.

DIRECTIONS

From Ross take the A49 north towards Hereford. Just before the village of Harewood End, take the left turning for Orcop. You will then reach a crossroads after a mile or 2, turn right here. After another mile or so, take the left turning for Pontrilas/Garway Hill/Orcop. Follow this lane for a mile and turn right. The property can be found around a mile along this lane on the right hand side.







Step outside

The Heights

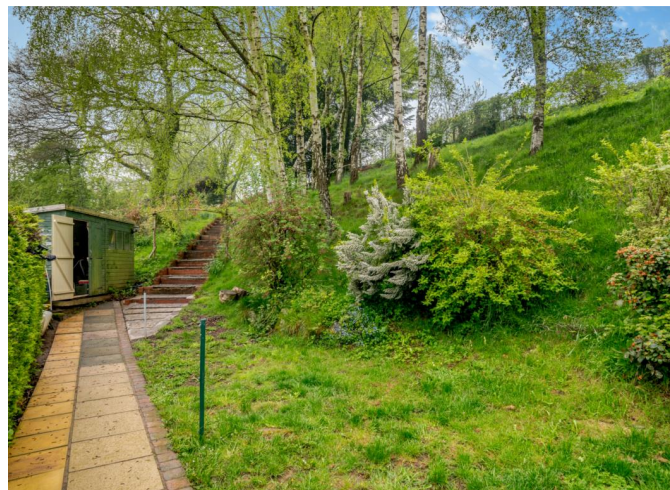
The Heights sits within a generous plot, with a variety of garden areas and useful outdoor spaces, and boasts an incredible panorama to the west facing front of the property.

To the top end of the plot, behind the house is a large fenced field, with great potential for a variety of uses such as beekeeping, a chicken run, space for a couple of ponies, horses etc. There is a gate giving access to a lane with opportunities for walking and riding. With water and mains electric in place on the top field, there could be great potential to create a glamping site or similar, subject to relevant permission.

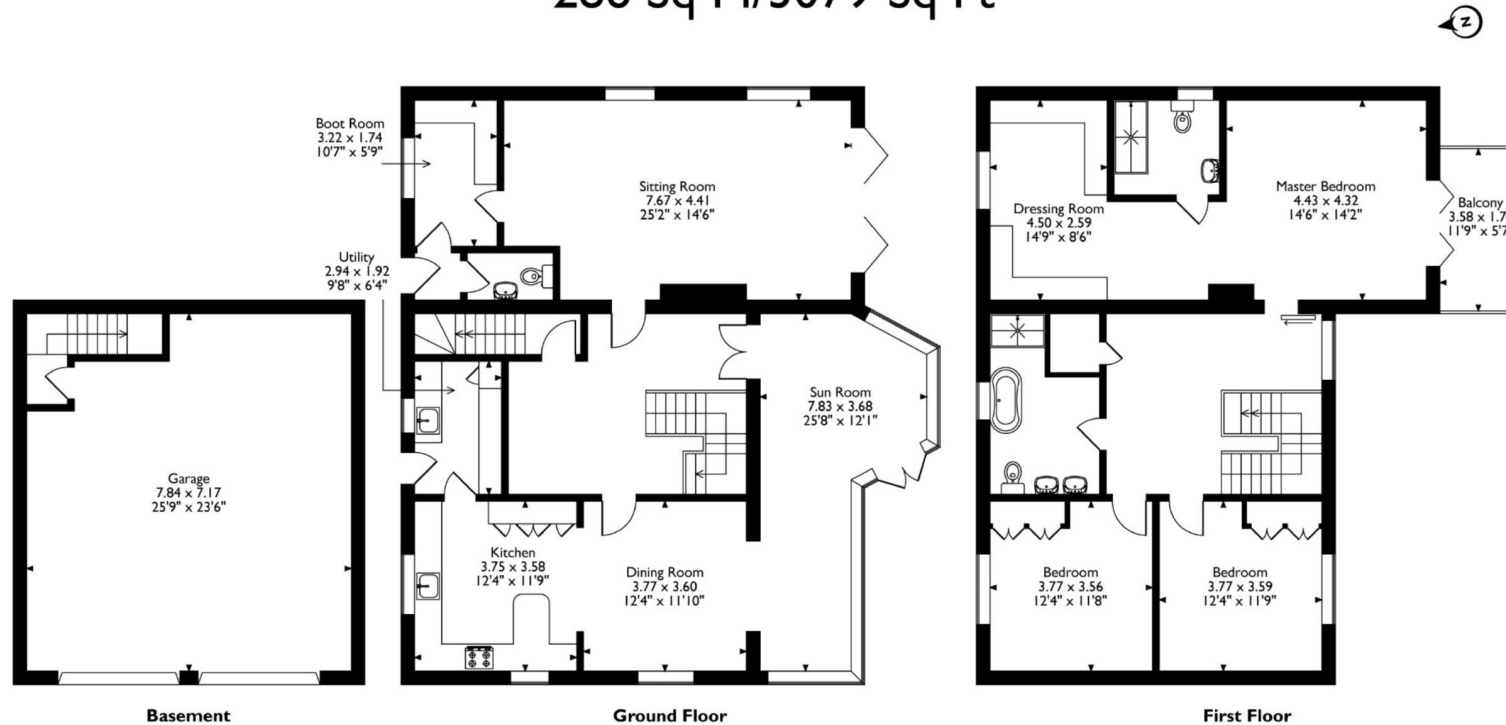
A pathway leads down from the top paddock, and winds through areas of mature apple trees, silver birches and raised beds, with a useful timber outbuilding, and eventually ends up at the rear patio.

A side access then leads around to the front of the property, which boasts a magnificent terrace overlooking the rolling green countryside beyond. This terrace has clearly been designed with entertaining and outdoor dining in mind, and offers the ideal place to enjoy the wonderful surroundings with family and friends.

There is a long driveway to the side of the house, which offers space for multiple vehicles, including larger vehicles like motorhomes and caravans. An integral double garage sits beneath the house, with remote controlled electronically operated twin roller doors and plenty of space for a Workshop or hobbies space.



Approximate Gross Internal Area 286 Sq M/3079 Sq Ft

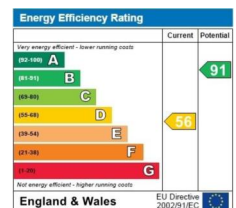


Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Postcode: HR2 8SF | Tenure: Freehold | Tax Band: F | Authority: Herefordshire Council | Heating: Oil | Drainage: Private | Internet: Starlink satellite Internet (over 300mbps ultrafast) to purchase by separate negotiation



*Internet speed according to the BT Availability Service using the postcode and landline
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