

WEST OF ORCHARD COTTAGE

Development

A bespoke development of just two properties set within the heart of the sought after village of Staunton on Wye. Plot One is a fantastic two bedroom detached bungalow, while plot two is a spacious three bedroom detached home.

Plot One

A detached bungalow comprising two double bedrooms with additional study room, one en-suite, a fantastic open plan living space, useful utility, parking to the front and south facing rear garden with fantastic views.

Plot Two

Plot Two is a spacious detached three bedroom home with en-suite to the master bedroom and additional study to the first floor. To the ground floor there is a fantastic open plan living area with separate living room, utility & downstairs W/C. Outside there is driveway parking and an enclosed south facing rear garden.

Location

Situated within the heart of the popular village of Staunton on Wye 10 miles from both the City of Hereford and fantastic Market Town of Hay on Wye. The Village itself benefits from a thriving village hall, a highly regarded primary school, fantastic doctors surgery, an array of countryside walks and is only a short drive from Oakchurch Farmshop.

Directions

What3words/// formless.deploying.install

Money Laundering

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Outgoings

Water and drainage rates are payable.

Property Services

Mains water and electricity are connected. Air source heating. Private drainage system.

Residential lettings & property management

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

Tenure & Possession

Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.



WEST OF ORCHARD COTTAGE





GROUND FLOOR
1:100

- MATERIAL KEY**
- ① BLACK MOUNTAIN QUARRY STONE
 - ② HORIZONTAL TIMBER CLADDING
 - ③ SPANISH SLATE
 - ④ INTEGRATED FLUSH FITTING SOLAR PANELS
 - ⑤ DARK GREY ALUMINIUM WINDOWS AND DOORS



NORTH ELEVATION
1:100



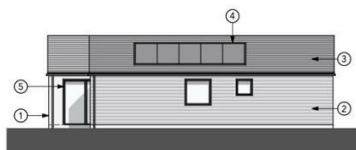
WEST ELEVATION
1:100



WEST ELEVATION / SECTION
1:100



SOUTH ELEVATION
1:100



EAST ELEVATION
1:100



EAST ELEVATION / SECTION
1:100



LDG DESIGN T: 0781762131 / E: lee@ldgdesign.co.uk	Notes: This document and its design content is copyright © LDG and shall not be reproduced without all other necessary permissions. All drawings are for guidance purposes only and shall not be used for construction purposes. All drawings are for guidance purposes only and shall not be used for construction purposes. All drawings are for guidance purposes only and shall not be used for construction purposes.	Client: Mr J. Price Proposed Development adj. to Orchard Cottage, Staunton-on-Wye	Drawing: Unit 1 Proposed Floor Plan and Elevations	Project No: 2026.002	Project Status: Planning	Drawn: LG	Drawing Number: P3100	Rev: P03
				Date of origin: Feb 26	Scale: 1:100 @ A2	Description: P03 17.03.26 Drawing updated for planning submission P02 16.03.26 Drawing updated for planning submission P01 20.02.26 Initial design		

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

EPC Rating: **Council Tax Band:**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Flint and Cook Hereford Sales
22 Broad Street
Hereford
Herefordshire
HR4 9AP

01432 355455
hereford@flintandcook.co.uk
flintandcook.co.uk

