



Cocksbrook Cottage, Orcop, Herefordshire, HR2 8SB



Sunderlands
Residential Rural Commercial



Cocksbrook Cottage
Orcop
Herefordshire
HR2 8SB

Summary of Features

- Lot 1: 3 bedroom cottage, workshop, and approx. 7.83 acres.
- Lot 2: Approx. 23.78 acres of pasture land in a ring fence.
- Far reaching countryside views.
- For Sale by Informal Tender
- Tender Deadline: 12 Noon on 26th May 2026

Guide Price:
Whole - £800,000
Lot 1 - £550,000
Lot 2 - £250,000

Location

Cocksbrook Cottage is situated in the attractive rural village of Orcop, surrounded by rolling Herefordshire countryside and enjoying a strong sense of village community. Orcop benefits from a public house and village hall, while nearby villages offer additional local amenities and schools. The property is well placed for access to the A466, providing convenient routes to Monmouth, Hereford and Ross-on-Wye, where wider shopping, leisure facilities and transport links are available. At Ross-on-Wye, connections to the M50 offer onward access towards the Midlands, making the location well suited to those seeking a balance of village life, countryside surroundings and accessibility.

Description

Lot 1: comprises Cocksbrook Cottage, a traditional stone-built and partly rendered farmhouse under a slate roof, centrally positioned within its own ring-fenced land. The property offers practical accommodation arranged over two floors, together with a useful workshop. The adjoining land extends to approximately 7.83 acres (3.17 hectares) of Grade 3 pasture, mostly level to gently sloping, bordered by woodland and primarily stock fenced, with much of the land benefiting from a water supply. The property presents an attractive smallholding opportunity in a peaceful rural setting.

Lot 2: comprises a ring-fenced block of pasture land situated to the east of Cocksbrook Cottage and accessed via the same shared drive or via a separate private access off Lyston Lane. The land extends to approximately 23.78 acres (9.62 hectares) and is predominantly sloping, enclosed mainly by stock fencing and mature hedgerows. Much of the land benefits from a water supply and is classified primarily as Grade 3 under the former MAFF Land Classification. Soilsmap identifies the soils as slightly acid loamy and clayey soils with impeded drainage. The land is a useful and well-located block of grazing land.

Accommodation

The accommodation is arranged over two floors and offers a practical and well-balanced layout, well suited to country living. The ground floor provides a range of reception and service rooms, together with

a conservatory enjoying wide rural views, while the first floor offers three bedrooms and a family bathroom. The house combines functional living space with character features and enjoys good natural light throughout.

Ground Floor

The property is entered via a glazed entrance porch, enjoying pleasant garden views and providing a welcoming introduction to the house. The kitchen is well fitted with a range of painted base and eye-level units, complementary work surfaces, built-in double oven, ceramic hob and sink with drainage unit, with tiled splashbacks, exposed ceiling beams and a window overlooking the surrounding countryside.

A generous sitting room offers a comfortable reception space featuring carpeted flooring and brick hearth fireplace, creating a focal point for the room. Double doors open into the impressive conservatory, a fully glazed room enjoying far-reaching rural views, flooded with natural light and providing French door access to the garden and terrace beyond - an ideal space for dining or relaxation.

Further ground floor accommodation includes a utility room with additional storage, sink unit, tiled flooring and external access, along with a boot room housing the boiler, a WC, and a rear entrance porch.

First Floor

The landing provides access to all first floor rooms. Bedroom One is a double bedroom with carpeted flooring and fitted shelving. Bedroom Two is a double bedroom, also with carpeted flooring. Bedroom Three is a single bedroom, with carpeted flooring. The bathroom is fitted with a vanity unit, WC, bath and separate shower cubicle, together with a heated towel rail and practical flooring.

Garage/Workshop

The workshop is of block and brick construction with retaining walls, set on a concrete floor, and benefits from a corrugated roof and profiled cladding, together with single-glazed windows. The building provides useful, versatile space suited to storage or small-scale workshop use, positioned conveniently close to the house.



Garden

The cottage is set within beautifully positioned gardens and grounds, enjoying an elevated outlook across the surrounding countryside. Immediately around the house are areas of lawn interspersed with mature trees, shrubs and planted borders, together with stone-edged terraces providing ideal spaces for outdoor dining and entertaining. There is a covered well situated in the grounds. A particularly attractive feature is the ornamental pond, which sits at the heart of the garden and enjoys open views across rolling farmland beyond, adding both visual appeal and a sense of tranquillity. The gardens offer a high degree of privacy and blend seamlessly into the wider rural setting, creating an idyllic environment.

Land

The land forming part of Lot 1 extends to approximately 8.18 acres (3.31 hectares) of pasture and lies within a ring-fenced enclosure surrounding Cocksbrook Cottage. The land is primarily level to gently sloping, enclosed by stock fencing and bordered by woodland, providing a sheltered and private setting. Most of the land benefits from a water supply and is classified predominantly as Grade 3 under the former MAFF Land Classification. According to Soilscapes, the soils comprise slightly acid loamy and clayey soils with impeded drainage. The land is understood not to be subject to any agri-environmental schemes.

Lot 2 comprises a ring-fenced block of pasture land situated to the east of Cocksbrook Cottage and accessed via the same shared drive. The land extends to approximately 23.78 acres (9.62 hectares) and is predominantly sloping, with boundaries formed mainly of stock fencing and mature hedgerows. Much of the land benefits from a water supply and is classified primarily as Grade 3 under the former MAFF Land Classification. Soilscapes describes the soils as slightly acid loamy and clayey soils with impeded drainage. The land is understood not to be subject to any agri-environmental schemes.

Services

We understand Lot 1 benefits from mains water and electricity, a private drainage system and oil fired central heating. A small solar photovoltaic array is installed on the house which is used to heat the hot water and the photovoltaic array on workshop generates electricity which is sold back to the grid through E. ON; further details regarding capacity are available on request. Lot 2 benefits from a mains water supply. None of these services have been tested by the selling agents.

Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of any easements, quasi easements, wayleaves or rights of way.

Council Tax Band

The property is in Herefordshire County Council Band 'E'.

EPC

Cocksbrook Cottage has an Energy Performance Certificate rating of an E.

Planning

We are not aware of any formal planning searches undertaken on the land or property. Full details of any planning history can be found on the local authority website.

Overage

Overage of 30% for 30 years from completion of a sale will be payable on the earlier of implementation of any residential use or development of the land or outbuildings or disposal of the same with granted residential use or development. The Overage will not apply to the existing house.

Tenure

Freehold with vacant possession upon completion.

Access

Lot 1 benefits from a right of way over and along the shared drive, as hatched brown on the site plan, together with a shared obligation for its repair and maintenance. Lot 2 is also accessed via the shared drive or alternatively via a separate private track from Lyston Lane.

Mode of Sale

The property is for sale by Informal Tender. The Vendor reserves the right not to accept the highest, or any, offer. The Vendor reserves the right to accept an offer prior to the Tender date. All Tenders must be completed on the Agents Informal Tender document only. All details must be completed and signed. The Tender Document must be sealed in an envelope marked "Tender for Cocksbrook Cottage" addressed to: Tara Boulton, Sunderlands LLP, Offa House, St Peters Square, Hereford, HR1 2PQ. The Tender Document must be received by 12 noon on Tuesday 26th May 2026.

Money Laundering

As a result of anti money laundering legislation, prospective purchasers will need to show proof of ID (Photo ID for example passport or driving license) and residential ID (for example current utility bill).

Health and Safety

Prospective purchasers should take all necessary care when making an inspection including wearing suitable clothing. Viewings are taken solely at the risk of those who view and neither the selling agent nor the owners of the property take responsibility for any injury, however caused.

Boundaries

The purchaser shall be deemed to have full knowledge of all boundaries and neither the vendor nor the vendor's agents will be responsible for defining the boundaries or ownership thereof.

Agent's Note

Any plans used in the preparation of these details are for identification purposes only and may have been reduced in scale to assist with printing. Any interested parties should check the title plan before proceeding to purchase.

Important Notice

These particulars are set out as a guide only. They are intended to give a fair description of the property but may not be relied upon as a statement or representation of facts. These particulars are produced in good faith but are inevitably subjective and do not form part of any Contract. No persons within Sunderlands have any authority to make or give any representation or warranty whatsoever in relation to this property.

Viewings

Viewing strictly by appointment with the selling agent only.

Tara Boulton on 01432 356161 (Option 3) or 07824 552830
t.boulton@sunderlands.co.uk

Graham Baker on 01432 356161 (Option 3) or 07831 119337
g.baker@sunderlands.co.uk

Directions

From Hereford city centre, join the A49 south (Ross Road) and continue for approximately 5 miles. At the roundabout, continue straight ahead on the A49, then shortly afterwards turn right onto the A466 signposted Monmouth. Follow the A466 for approximately 2.5 miles, then turn right into Lyston Lane. Continue along Lyston Lane for around 0.7 miles, where the shared driveway will be found on the right-hand side. Follow the driveway to the property. For sat nav purposes use postcode HR2 8SB, or for precise location What3Words: ///bond.studs.allow.

Guide Prices

As a whole: £800,000
Lot 1: £550,000
Lot 2: £250,000

Vendors Solicitor

Lambe Corner
36/37 Bridge Street
Hereford
HR4 9DJ
FAO: Alex Cunliffe
Phone: 01432 355301
Email: ac@lambecorner.co.uk

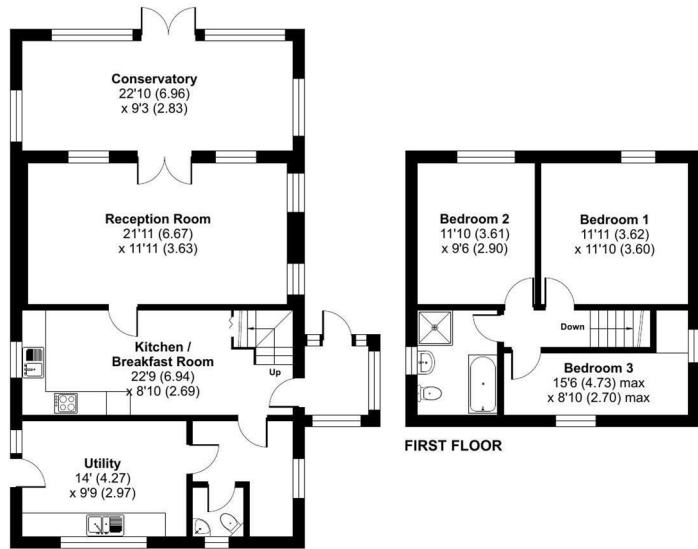
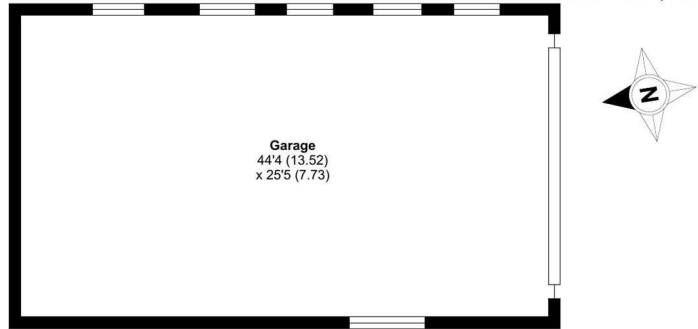






Cocksbrook Cottage, Hereford, HR2

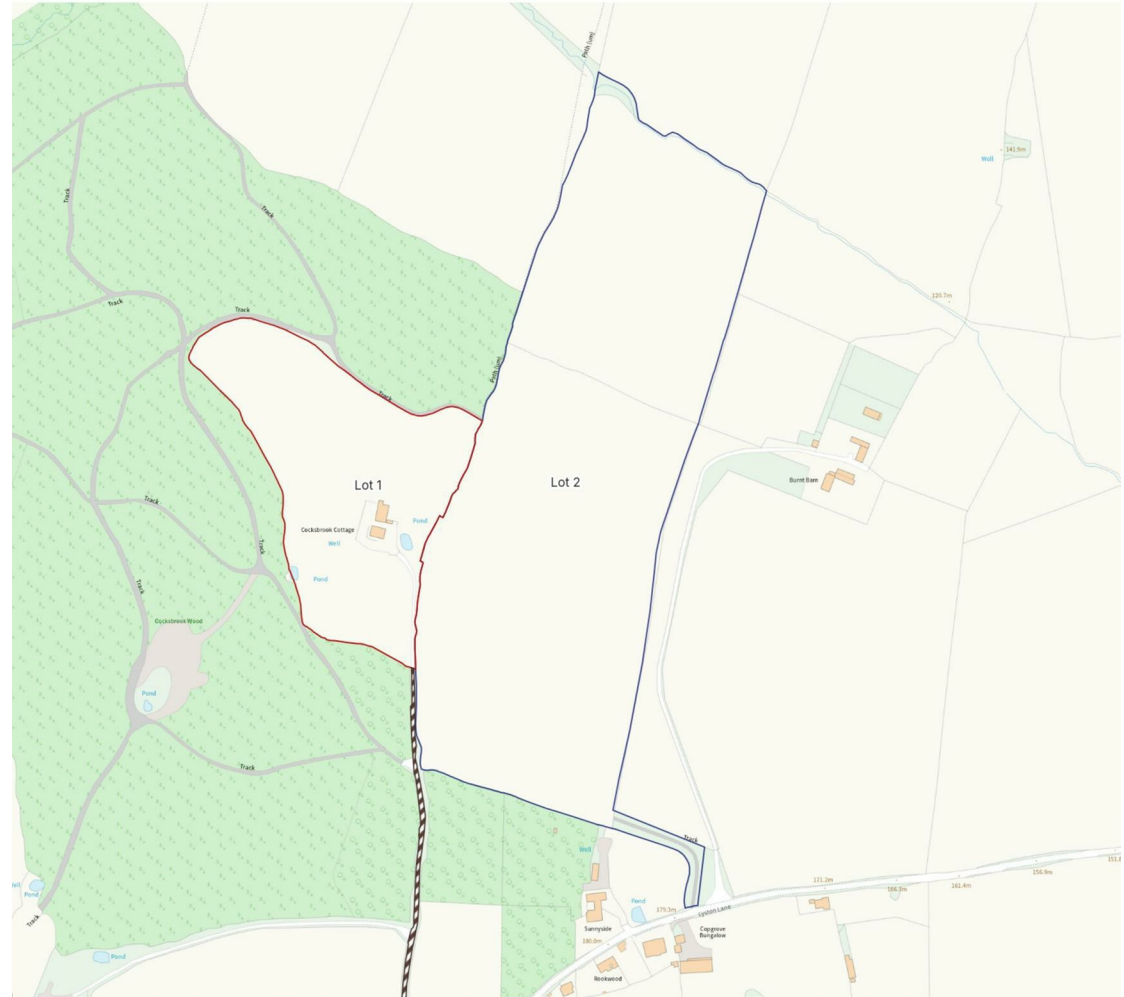
Approximate Area = 1457 sq ft / 135.3 sq m
 Garage = 1125 sq ft / 104.5 sq m
 Total = 2582 sq ft / 239.8 sq m
 For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Sunderlands. REF: 1431965



Ordnance Survey licence number 100059532

Sunderlands

Hereford Branch

Offa House, St Peters Square,
 Hereford HR1 2PQ
 Tel: 01432 356 161
 Email: hereford@sunderlands.co.uk

Hay-on-Wye Branch

3 Pavement House, The Pavement,
 Hay on Wye, Herefordshire HR3 5BU
 Tel: 01497 822 522
 Email: hay@sunderlands.co.uk

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	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
	EU Directive 2002/91/EC	

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None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.