

PLOT ONE, DILWYN

£800,000



“An exceptional, detached village home”

Dilwyn, Herefordshire

An exceptional four-bedroom detached village home currently under construction, offering over 2,800 sq ft of beautifully designed accommodation with premium finishes, double garage, landscaped gardens and stunning countryside views, just outside the sought-after village of Dilwyn.

- 4 bedrooms
- Generous plot
- Edge of village location
- Character architectural features
- Open countryside views to front and back
- High quality build and finishes
- Air source heat pump
- Detached garage



Occupying a generous plot in an exclusive new development on the edge of the picturesque village of Dilwyn, Plot One is an outstanding detached family home, combining timeless architectural styling with exceptional craftsmanship and high-quality contemporary finishes throughout. Constructed with an attractive blend of traditional brickwork and timber cladding, this impressive home has been thoughtfully designed to offer versatile living accommodation, perfectly suited to modern family life. Every detail has been carefully considered, from the natural stone and engineered oak flooring to the solid oak internal doors, bespoke feature lighting and elegant stone worktops, creating a home that balances luxury with everyday practicality.

The welcoming entrance hall leads to a superb selection of reception rooms, including a spacious lounge featuring a wood-burning stove, a separate sitting room and an additional snug, providing flexible spaces for both entertaining and quieter family living. A dedicated home office offers the ideal environment for remote working, while the impressive open-plan kitchen forms the heart of the home, complemented by a practical utility room and ground floor shower room.

The first floor continues to impress with four generous double bedrooms, including a luxurious principal suite complete with an en-suite shower room, exposed oak A-frame trusses and decorative oak purlins that create a stunning vaulted feature. Full-height Juliet balcony doors frame the surrounding countryside, allowing natural light to flood the room while making the most of the far-reaching rural views. A second bedroom also benefits from its own en-suite, while the remaining bedrooms are served by a beautifully appointed family bathroom.

Designed with comfort and energy efficiency in mind, the property will benefit from an air source heat pump providing underfloor heating throughout the ground floor, alongside high-quality insulation and modern construction methods, ensuring economical running costs and comfort.

Throughout the home, the emphasis is firmly on quality, with premium materials and carefully selected finishes creating a stylish yet welcoming atmosphere. The generous proportions, thoughtful layout and exceptional specification combine to create a home equally suited to family life and entertaining.





Outside: Approached via a private driveway, Plot One enjoys a substantial landscaped garden offering ample outdoor space to relax and entertain while taking in the surrounding countryside. A detached double garage provides excellent parking and storage, with the generous plot offering an enviable sense of privacy and space in this desirable rural setting just moments from the amenities of Dilwyn.

At a glance:

Bedrooms:	4
Tenure:	Freehold
Council Tax Band*:	TBC
Heating:	Air source heat pumps
Services:	Mains electricity, water and drainage.
Services charges:	Nil
Flood Risk:	TBC; neighbouring properties: Very low ***
Covenants:	None known
Broadband:	Yes** (Ultrafast available in the area)
Mobile:	Yes, coverage available**

* correct as of instruction date

** Source: Ofcom

*** Gov.uk flood risk checker



EPC and floor plan available on the website.

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