



Church House, Orcop, Hereford, Herefordshire, HR2 8ES

£500,000

jackson
property

Church House

Orcop, Hereford, HR2 8ES

Detached Stone Cottage | Extended and Presented Beautifully | Lounge, Kitchen Diner, Conservatory and 3rd Reception Room | 3 Double Bedrooms | Family Bathroom | Ample off road Parking | Views over adjoining countryside

- Stunning Detached Cottage
- 3 Double Bedrooms
- Quiet, Sought After Location
- Large Lounge, Conservatory
- Kitchen Diner & Utility
- 2 Bathrooms
- Ample Parking & Private Gardens
- Potential for Air BnB let

£500,000
Freehold

To arrange a viewing please contact us on

t. 01432 344 779
hereford@bill-jackson.co.uk
www.bill-jackson.co.uk



Situation

The property is quietly situated in the pretty village of Orcop which has a public house, church and bus service to the cathedral city of Hereford some 10 miles distance and is also easily accessible to Ross On Wye and its motorway links. The property enjoys lovely rural walks through the surrounding countryside.

Description

The property is accessed via a sweeping driveway in front of the house with access to the beautiful gardens and large patio area.

A striking porch provides access into the large L Shaped lounge that is light and airy. The lounge has french doors out the garden, feature fireplace with inset log burner, study area and doors through to the stairs to the first floor.

From lounge there is access into the Study/Bedroom 4 which has wonderful views and french doors to the rear garden, there is also a separate driveway, making it ideal for Air BnB potential or a true workspace for anybody needing to work from home.

The open plan Kitchen/Breakfast Room has a great range of matching base and wall units, freestanding cooker with extractor hood over, 1 1/2 bowl sink units and space for a dining table and chairs. The Kitchen opens out into the large conservatory with double doors on 2 sides, space for dining table and having a feature working log burner. A truly great addition to the home. Further rooms downstairs include a great utility space and shower room.

The landing gives access to all first floor accommodation along with a good size storage cupboard. Bedroom 1 has windows on 3 sides along with his and her wardrobes. Bedrooms 2 and 3 are both doubles with built in wardrobes and dual aspect windows.

The family bathroom has a lovely free standing bath, walk in shower, WC and pedestal wash hand basin. All recently refitted.

Outside, the property is complemented by immaculate gardens and 2 patio areas. There is ample off road parking and a an outbuilding to the front that is ideal for storage.

Council Tax

Herefordshire Council - Band C

Services

Mains Electricity, Mains Water, Private Drainage (Septic Tank)

Viewings

Strictly by appointment. Please contact the agents on 01432 344779 before travelling to check viewing arrangements and availability.



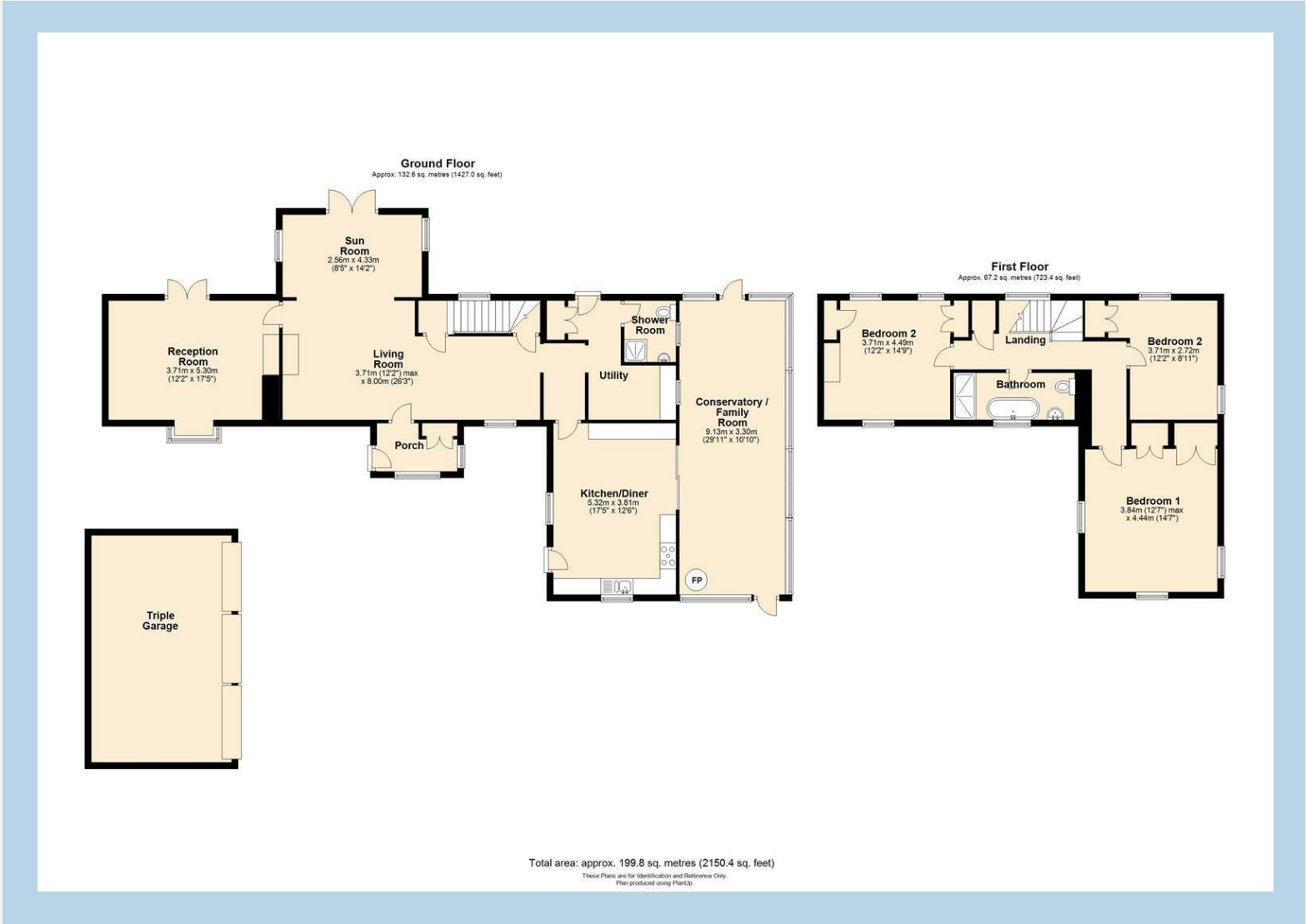
Directions
Proceed south out of Hereford on the A49, taking the right turning towards Wormelow. After approximately 1 mile, take the right hand turning onto Lystone Lane towards Orcop Hill. Continue on this road until reaching the crossroads and head straight over towards St John's Baptist Church (Orcop Church) and the property can be found on the right hand side.

Jackson Property
for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status along with any tenancies that may be in place. The buyer is advised to obtain verification from their solicitor or surveyor.

July 2019

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(91-100) A		88	Very environmentally friendly - lower CO ₂ emissions		
(81-90) B			(91-100) A		79
(69-80) C			(81-90) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F	29		(39-54) E		
(1-20) G			(21-38) F	25	
Not energy efficient - higher running costs					
Not environmentally friendly - higher CO ₂ emissions					
England & Wales EU Directive 2002/91/EC					



Jackson International - for themselves and the owners/landlords of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.