



## ORCOP, HEREFORD, HR2 8SF

A Sophisticated Contemporary-Style Detached Residence with an Eco-Friendly Twist, Boasting Three or Four Spacious Double Bedrooms, Gracing the Apex of Orcop Hill with Captivating Panoramas, Expansive Grounds Spanning Approximately Three Acres, Teeming with Equestrian and Small Holding Possibilities, and Featuring an Integrated Ground Floor Double Garage and Workshop.

Atrium – Hall – Sitting Room – Kitchen/Dining Room – Utility – Boot Room – Downstairs WC – Principal Suite with Dressing Room, Ensuite & Balcony – 2 Further Double Bedrooms – 1 Double Bedroom Currently Being Used as a Double Room Walk-in Dressing Room – Family Bathroom – Airing Cupboard – Ground Floor Double Garage and Workshop – Driveway with Parking for Numerous Vehicles – Timber Outbuilding – Front Entertaining Terrace – Large Rear Patio – Tiered Gardens – Large Field with Lane Access

In recent years, The Heights has undergone a tasteful transformation, with the application of new render and glazing revitalising the property. The stunning Atrium, which has replaced the initial entrance, allows the residence to fully embrace the majestic vistas extending across the neighbouring counties. The ascending field, situated beyond the terraced gardens, boasts convenient side lane access and presents exhilarating equestrian opportunities for young equine enthusiasts.





## THE PROPERTY

Atrium – The expansive porcelain tiled Terrace, situated at the forefront of the Atrium, establishes the essence of this chic house. French doors usher you into a versatile space that seamlessly integrates with the Kitchen/Dining Room beyond, with a separate seating areas to take in the views.

The space boasts a fully glazed roof adorned with recessed lighting, wide stone tile deep sills embellishing the half wall, and the warm honey hues of laminate wood flooring, which flows cohesively throughout the majority of the ground level.

This captivating and inviting space to serve as an idyllic year-round sanctuary for casual family gatherings or a tranquil haven for reading and relaxation.

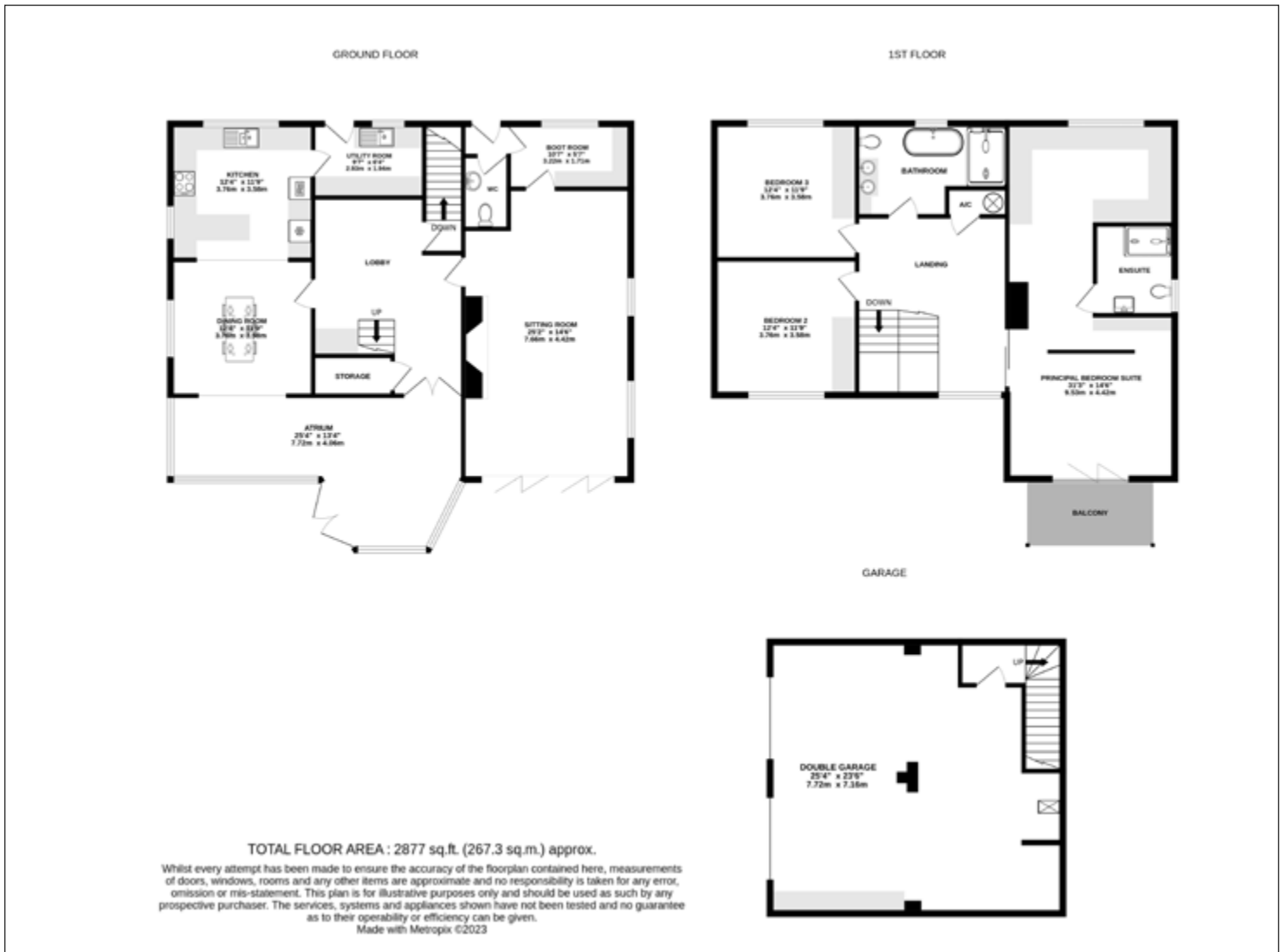
Hall – Emanating from the Atrium, the spacious central Hall is adorned with striking new black gloss doors and flanked by exotic 'of the now' wallpaper, providing sufficient room for a designated study or home office nook. Additionally, an internal door grants access to the basement floor Double Garage, via a descending staircase.

Sitting Room – The plush, carpeted Sitting Room boasts bi-fold doors that fully retract, allowing for a seamless transition onto the front Terrace, while capturing sweeping vistas of the gently rolling countryside in the foreground. This generously proportioned room is accentuated by a sizeable inset wood burner, elegantly poised atop a broad granite hearth, and complemented by a newly installed slate shelf lintel overhead.









The Kitchen is thoughtfully designed, featuring a wealth of storage options, stylishly offset by granite-effect solid Corian countertops that seamlessly incorporate a one-and-a-half sink with an integrated drainer. The space comes equipped with an array of integrated appliances, including a Quooker instant boiling-water tap, double oven, induction hob with a stainless steel hood overhead, microwave, fridge, and freezer.

Cleverly concealed are a pull-out corner carousel unit, a slim-line pantry unit, and deep pan drawers with hidden internal compartments, all coloured in a stylish teal.

Utility Room – Outfitted with practical storage solutions for everyday household essentials, including a full-height cupboard and a stainless steel sink with space for a washing machine and dryer. The external door provides access to the rear paved patio and the beautifully tiered gardens.

Boot Room – Accessible from the rear hallway, which features a modern, fully tiled Downstairs WC, the Boot or Mud Room showcases practical tile flooring, providing a dedicated space for shedding muddy boots and coats.

Abundant storage under the bench and ample coat hanging facilities above make this room an essential addition to a country home. Originally a Study situated directly off the Sitting Room, this space can be effortlessly repurposed as a Home Office, if desired.







Bedroom 1 – This luxurious Principal Suite offers a spacious and well-designed bedroom with a range of high-end features and surrounding LED lighting to the walls and ceiling. The state of the art frameless trifold glass curtains, provide an elegant touch and easy access to the front balcony, which is adorned with a modern steel and glass balustrade. The carpeted floor offers warmth and cosiness, creating an inviting atmosphere for relaxation.

The room also features a central partition, cleverly hiding a light-up shoe storage area behind it, providing a practical and stylish solution for organising your footwear. The bed is now centrally positioned in the room, perfectly framed by the glazed doors that open out onto the balcony. This placement allows full advantage of the breath-taking vistas from the bed.

The newly installed ensuite bathroom is both functional and stylish, featuring a wall-to-wall glazed luxurious black leaded style power

shower cubicle with stunning porcelain walls, herringbone tiled flooring, an integrated black ceiling Rain-head, and a waterproof TV inset in the wall for ultimate luxury. A WC, a fitted storage unit with a table-top basin. A heated back-lit mirror ensures a fog-free reflection, while an anthracite heated towel rail adds a final touch of convenience to this sophisticated space.

Bedrooms 2 & 3 – Both of these spacious, carpeted double bedrooms provide a comfortable and inviting atmosphere for rest and relaxation. They are thoughtfully designed to maximise space and storage, with each room boasting built-in wardrobes featuring rails for hanging clothes, extra bedding, or other belongings.

These wardrobes not only provide functional storage solutions but also contribute to the room's overall aesthetic, blending seamlessly in with the other doors in the property while maintaining a clean and uncluttered appearance.









Bedroom 4/Dressing Room – Currently serving as a generously sized double walk-in dressing room, this space provides abundant storage, with a myriad of wardrobes for storage and matching chests of drawers. If desired, the door could easily be reinstated back into the landing, converting this room back to a double bedroom upon negotiation.

Family Bathroom – This well-appointed bathroom features a luxurious freestanding full bathtub and a separate walk-in shower enclosure, catering to various bathing preferences.

A fitted unit houses twin table-top basins, wall-mounted taps, and twin mirror units above, adding both style and functionality. A tall storage cupboard keeps the area clutter-free, while a chrome heated towel rail completes the space.

Airing Cupboard – On the wide Landing lies the large Airing Cupboard home to the hot water tank and providing ample shelf storage. While the loft hatch on the Landing opens into the roof storage.

The hot water tank is equipped with a smart energy diversion system that uses excess solar power to generate free hot water, thus reducing the running costs.

Double Garage – Situated beneath the house, the spacious double garage features remote-controlled, electronically operated twin roller doors for secure parking and convenience.

With ample room for a workshop, the garage houses the oil boiler and the inverter system for the solar power, along with a bank of batteries that can be purchased separately through negotiation. Currently being used as a gym, and a business space, this versatile space offers flexibility to suit various needs and preferences.









## OUTSIDE

The driveway, which leads to the double garage, provides generous parking space for multiple vehicles, and also benefits from a hardwired Ring CCTV camera, mains power and water. The south-facing front gardens feature terraced landscaping with mature plantings that climb to a wide, paved entertaining terrace before the house.

This elegant area, adorned with porcelain non-slip tiles, outdoor lighting, and a stone pillar balustrade, is perfect for alfresco dining while enjoying the captivating vistas of Orcop's rolling hills. Adding to the charm and allure, a tranquil fishpond enhances the serene atmosphere, making it an idyllic setting.

The rear patio is also equipped with lighting and Ring security cameras, and an outside tap, while pathways lead up through the tiered garden, adorned with mature apple trees. A timber outbuilding, featuring power, is nestled beside a grove of silver birch trees.

The pathway continues, guiding visitors up new flights of brick steps to a levelled area dedicated with raised beds and a tap for convenient watering.

Further up, a fenced field/paddock provides additional outdoor space. Conveniently, it has a right of access directly from a side gate connected to a lane running from the road.

The rear gate opens onto a green lane, perfect for riding or dog walking, and boasts stunning views down the far side of Orcop Hill towards Hereford. With some modifications, this field has the potential to become an ideal haven for housing ponies and horses, easily transforming the property into an equestrian lover's dream.

Mains electricity and water utilities have been put in place to top of the field, with the potential for holiday lets should the correct permission be sought.











## PRACTICALITIES

Herefordshire Council Tax Band 'F'

Approx. 3 Acre Plot

Oil Fired Central Heating

Double Glazed Throughout

Grid-Fed Solar Panels, Security Cameras & Burglar Alarm Fitted Throughout

Mains Electricity & Water, Private Drainage

Superfast Community Broadband Available - up to 130mbps

## DIRECTIONS

From Hereford take the A49 South towards Ross-On-Wye, at the Asda junction keep left and proceed straight for 6 miles. At the top of the Callow, turn right to Monmouth on the A466. In just over 2 miles, turn right, after passing through Wormelow, onto Lyston Lane. Drive 1 mile and again turn right. The property is to be found on the right-hand side in about a mile at the top of the hill.

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