

School House, Orcop, Hereford, HR2 8ES

Sunderlands
Residential Rural Commercial

Sunderlands
Residential Rural Commercial

School House
Orcop
Hereford
HR2 8ES

Summary of features

- Substantial detached building currently comprising three individual units
- Outstanding setting next to village church in an elevated and commanding position
- Standing in over ¾ acre
- No onward chain

Asking price £725,000

Situation:

The property can be found in the rural village of Orcop next to Orcop Church. The outstanding rural area is at the bottom of a shallow valley enjoying a fine rural outlook in almost every direction.

Orcop itself has a public house, village hall and is well placed for the A466 towards Monmouth, Hereford and Ross-on-Wye. At Ross-on-Wye there are connections to the M50 heading towards the Midlands.

There are a number of attractive countryside walks immediately from the property. Hereford can be found 10 miles to the north, Monmouth 9 miles to the south and Ross-on-Wye 10 miles to the east.

Description:

As a single unit, School House is a commanding, detached period former school which has been divided into three individual residential units. The former Master's House is called School House and the former school building itself is split into School Court and School Lodge.

There is a substantial tarmac drive accessed from the country lane which runs alongside the church and splits into two separate driveways.

The gardens are set in two tiers one of which is level and surrounds the house, the other gently slopes away from the building and overlooks adjacent countryside.

Services:

Mains water and electricity, private drainage and oil central heating.

Tenure:

Freehold

Agents Note:

Any plans used in the preparation of these details may have been reduced in scale and any interested parties should check the Title Plan before proceeding to purchase.

Full details of Planning Consents (if any) are available upon request. We understand that the utility searches are being undertaken by the Vendor and will be available via the Contact package, however potential Purchasers may wish to make their own enquiries.

Directions:

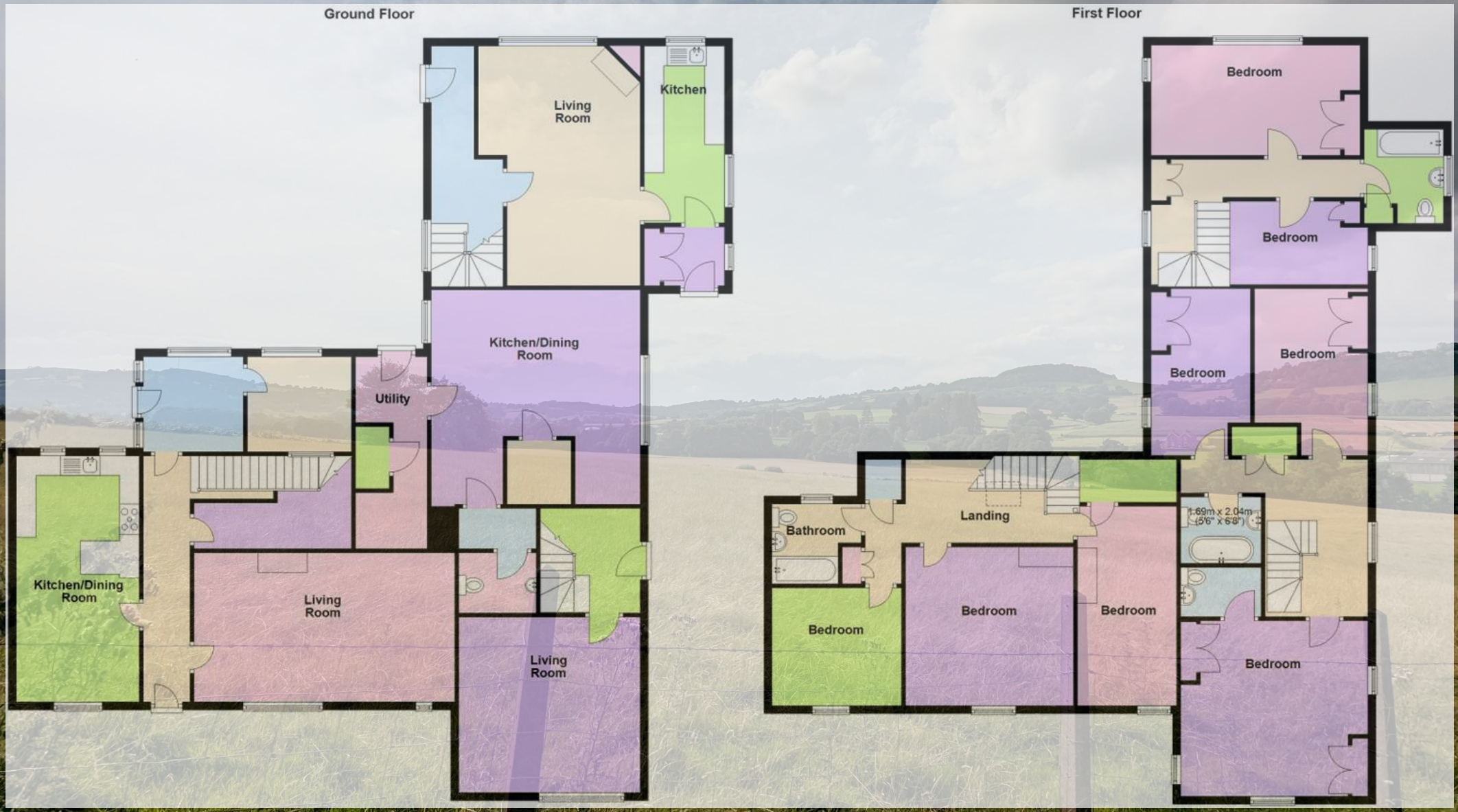
What 3 words - ///conforms.rings.custom

Viewing:

Strictly by appointment with the Agents.

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 the property.


Ground Floor
Living Room
Kitchen
Kitchen/Dining Room
Utility
Kitchen/Dining Room
Living Room
Living Room
First Floor
Bedroom
Bedroom
Bedroom
Bedroom
Landing
1.69m x 2.04m (5'6" x 6'8")
Bathroom
Bedroom
Bedroom
Bedroom
Bedroom



School House:

A highly characterful and attractive stone building which formerly was the Masters house of the adjoining school. The property is in need of modernisation but in brief comprises on entrance hall, kitchen dining room, living room, bathroom, shower room and sunroom to the rear. To the first floor there are 3 good sized bedrooms together with a family bathroom.

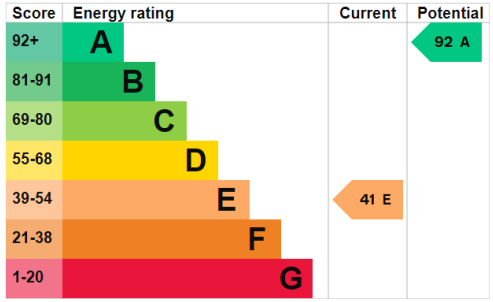
Accommodation:

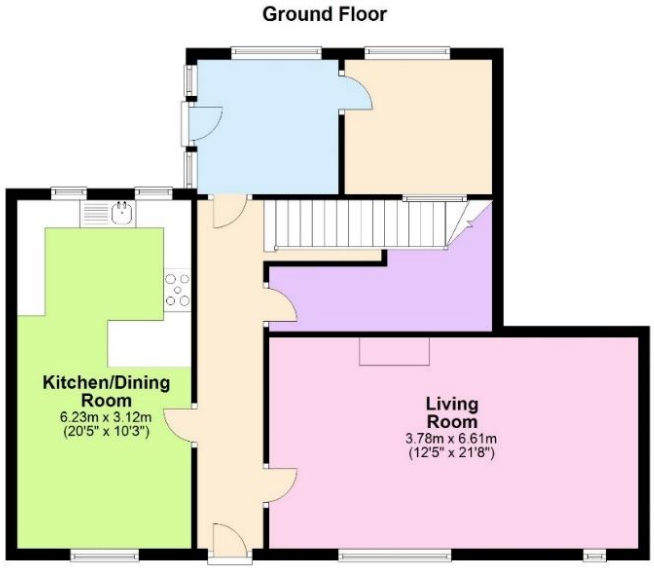
Entrance Hall

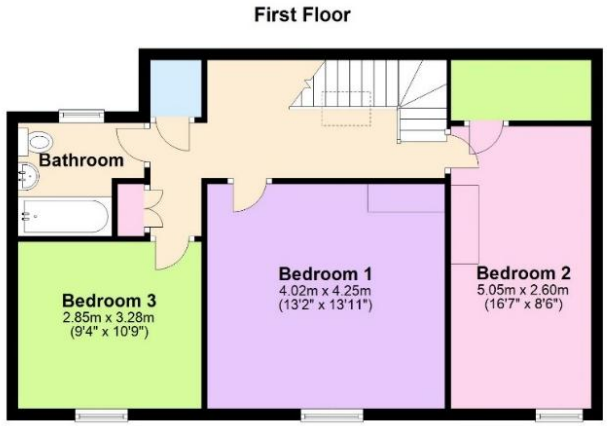
Having stairs to first floor, door to rear and door to:

Kitchen Dining Room

Having windows to the front and rear and fitted wall and base units, work surfaces, sink drainer unit, space for appliances and space for a dining table.
A door from the Inner Hallway leads to –







Living Room

Having windows to the front and open stone fireplace with stone hearth.

Shower Room

With suite comprising of shower cubicle, WC and wash basin.

From the entrance hall a door leads to -

Rear Porch/Utility

Having door and windows to the rear courtyard and opening into the -

Storage/Sun Room

First Floor:

Landing

Having Velux roof light, storage cupboards and door to –

Bathroom

With bath, WC, wash basin and window to the rear

Bedroom 1

Having window to the front

Bedroom 2

Having window to the front and door to storage cupboard

Bedroom 3

Having window to the front.

Outside:

A tarmac drive leads to the side of the property and there is a small lawned area to the front, an enclosed courtyard garden to the rear and space and parking for several vehicles.











School Court:

A converted former school which oozes character and incorporates well-planned accommodation which briefly comprises of entrance hall, living room, large kitchen dining room, utility/storage, rear hallway and downstairs WC. To the first floor, the master bedroom has an en-suite shower room, there are 2 further bedrooms and a family bathroom.

The accommodation would be well-suited to families or active retired people with a keen interest in gardening given the size and scope of the gently sloping lawned gardens which have a fabulous rural outlook.

Accommodation:

Entrance Hall

Having stairs to first floor and door to:

Living Room

Having stone fireplace with open fire and display mantle, and large feature window looking out towards Orcop church.

From the entrance hall, a door leads to the large:

Kitchen Diner

Having space for living/dining area, a matching range of wall and base units, work surfaces, space for appliances, sink drainer unit, windows to the front and rear and door to -

Pantry

Door leads to

Rear Hall/Storage/Utility Area

Having door to the rear.

Door from the kitchen leads to -

Inner Hallway

Giving access to the entrance hall and -

Downstairs WC

Having WC and wash basin

First Floor:

Landing

Having Velux window to the front, door to -

Bedroom 1

Having windows to three aspects, a range of built-in wardrobes and door to –

En-suite Shower Room

With shower cubicle, WC and wash basin.

Bedroom 2

Having fitted storage cupboard and Velux roof light

Bedroom 3

Having fitted storage cupboard and Velux roof light.

Family Bathroom

Modern suite comprising of rolltop bath with shower over, WC and wash basin.

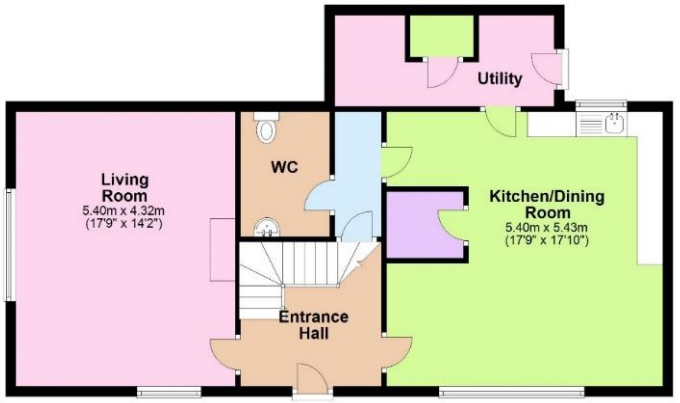
Services:

A tarmac drive provides access to the side where a path leads to the front door. The generous lawned gardens gently slope to the north overlooking the surrounding countryside and are a particularly nice feature of this lovely characterful property.

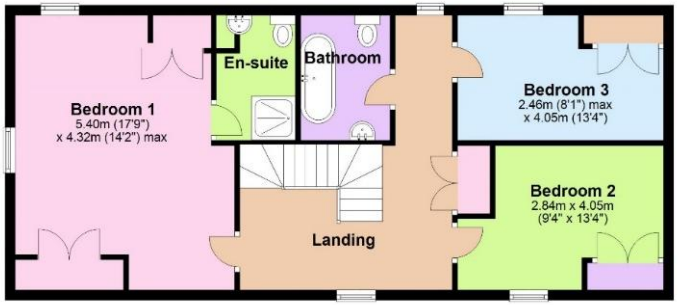
Flying Freehold:

There is a flying freehold beneath the adjoining property (School House) Please contact the Agents for more details.

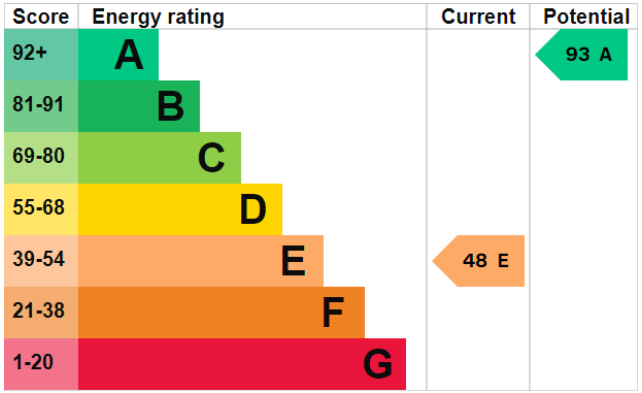
Ground Floor



First Floor



Floor plan produced for identification only. Not to Scale
Plan produced using PlanUp.







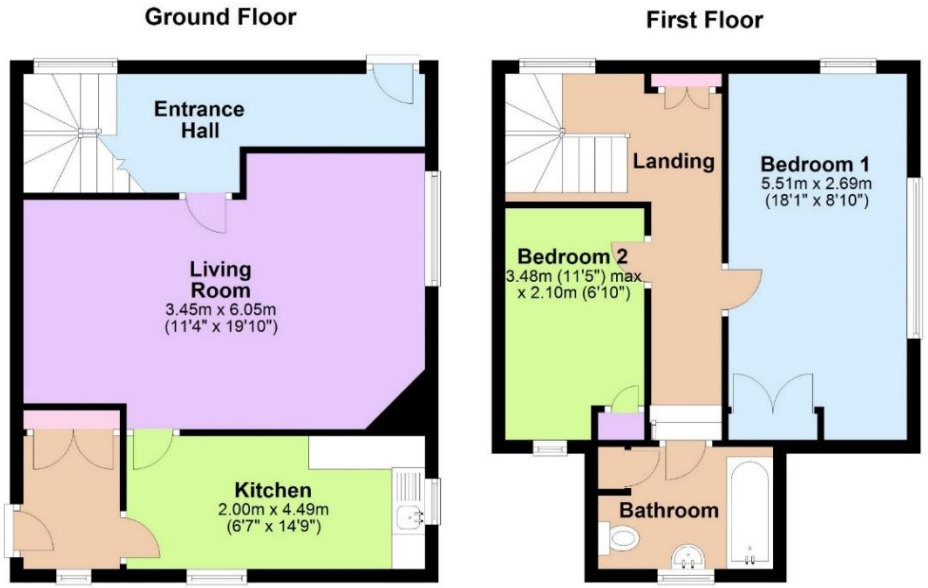












School Lodge:

A highly characterful property which forms part of the former school which as a whole is now split into three units.

School Lodge boasts an elevated position with fine undisrupted rural views, particularly to the north and west.

A large tarmac area provides off-road parking with scope for further outbuildings and extensions subject to the necessary consent.

A particular feature of this property is its fabulous garden and the property's possible scope for expansion in the future.

Accommodation:

Entrance Hall

Having stairs to first floor and door to:

Living Room

With window to the side, fireplace and door through to:

Kitchen

Having a matching range of wall and base units, sink drainer unit, space for appliances, windows to the side and rear, storage cupboard and door to:

Rear Hallway

Having doors to:

First Floor Landing

Having storage cupboard

Bedroom 1

With feature windows and a range of built-in wardrobes.

Bedroom 2

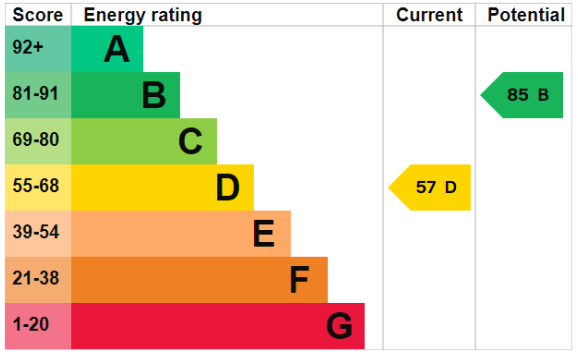
Having window to the rear and built-in wardrobes.

Bathroom

With suite comprising of bath, WC and wash basin.

Outside:

A large tarmac area provides off-road parking for several vehicles. There is a large two tiered lawned garden with fenced boundaries and a range of mature trees. The Vendors have cleared a new access alongside the existing access to School House which is to be installed at the Buyers expense.



















Sunderlands

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

www.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

rightmove find your happy
Zoopla.co.uk Smarter property search
RICS
The Property Ombudsman
NAEA

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.