



ORCHARD HOUSE

St Marys View Dilwyn HR4 8JR



**Orchard House
St Marys View
Dilwyn
HR4 8JR**

A stunning contemporary home, offering beautifully designed and energy efficient living space, set in a large plot on the edge of a peaceful country village.

Guide Price £875,000



Situation and Description

The pretty village of Dilwyn lies in north-west Herefordshire and offers a rural village lifestyle with a thriving community. Centred around the church, there is a small primary school, village hall and a very popular community owned pub. The larger village of Weobley lies only three miles away and offers a good range of facilities, including a doctor's surgery, a dentist, a secondary school, cafes and pubs / restaurants, a butcher, hairdresser and more. The Market town of Leominster (6 miles) is just a short drive away and offers more extensive facilities as well as a mainline train station and the cathedral city of Hereford is also within easy reach.

This stunning contemporary property lies on the edge of the village and is one of just four very individual houses with a shared central orchard, which form an exclusive private development conceived by a highly regarded local developer, JDW. Orchard House was project managed by the existing owners and includes a host of modern technology features. The house has been designed to provide very comfortable and energy efficient space throughout, with particular attention paid to airtightness, resulting in an 'A' energy efficiency rating. Features include; an air to water heat pump, Zehnder mechanical ventilation heat recovery system, a Solarkinetics photovoltaic system, underfloor heating and Austrian triple glazing windows with the majority also having integrated external blinds. The property also has ethernet cabling to all rooms and Ubiquiti WIFI extenders. A Niko smart home system provides programmable and remote control of lighting, heating and audio systems, as well as the exterior blinds.

A spacious open plan area comprises the kitchen and main living spaces from which full height sliding doors open to seamlessly blend the indoors and outdoor. Design features include Mandarin Stone porcelain tiled floors, wet room showers and Fritz Fryer feature lighting throughout the house. The master suite benefits from a dressing room, luxury en-suite and a covered south facing balcony.

On arrival, a covered porch and large front door lead to a light and spacious reception hall with partly vaulted ceiling above, glazed door to the gardens and walkway to the main living space. With clean uncluttered lines this impressive space incorporates kitchen, living and dining space all in one, and enjoys lots of natural light with full-height windows and doors opening out to the gardens and sun terraces. The kitchen is designed to be clean and uncluttered and incorporates a range of Leicht units, Silestone worktops and a host of appliances, including a workstation with Bora induction hob with central inset extractor, twin Siemens ovens, dishwasher, twin bowl sinks, full height freezer and fridge and extensive cupboard space. The remaining living space on the ground floor includes a cosy snug or sitting room, which could be used as a fourth bedroom, also with direct access to the terracing, a ground floor shower room and a good-sized utility with plenty of useful cupboards and space and plumbing for the usual appliances.

From the reception hall a staircase rises to the first floor where a light and bright landing has large picture windows at either end and an open plan study/hobby space with fitted desk and triple cupboard. The master suite is a particular feature of this lovely house and includes a double bedroom with vaulted ceiling and sliding doors to a covered south facing balcony with stunning views. There is then a bespoke dressing area which leads to a luxurious en-suite shower room with twin sinks and power shower. A lovely guest suite has its own en-suite shower room and there is a further double bedroom and family bathroom, which complete the upstairs accommodation.

Outside

St Marys View benefits from a central orchard with several heritage apple varieties. Orchard House has its own private drive leading to a turning space and attached double garage, which provide ample parking.

The garage has a remote-controlled door to the front, power and lighting, including provision for an EV charger, and an internal door that leads through to main reception hall. An external staircase then leads up to a first-floor home office /gym with air-conditioning and heating which provides a fantastic space away from the main house.

The landscaped gardens are well stocked with a variety of plants and shrubs, as well as a number of young fruit trees including apple, pear, cherry, peach, plum and greengage. There are a number of raised beds and ornamental pond, herbaceous borders and extensive terracing which makes the most of the property's outlook.

Services and Considerations

Mains electricity, water and drainage connected

Air source heating with 12 photovoltaic panels located on the garage

Tenure Freehold

Council Tax band G

EPC Rating A 93/94

Broadband <https://checker.ofcom.org.uk/>

Mobile Phone Coverage <https://checker.ofcom.org.uk/>

Flood Risk Link <https://check-for-flooding.service.gov.uk/location/herefordshire>

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Money Laundering Regulations Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.





Reception hall leading through to utility and shower room





A spacious open plan area comprising of kitchen/dining and main living space





Master suite with bespoke dressing area and en-suite shower room





Double bedroom with supporting family bathroom and guest suite with en-suite shower room

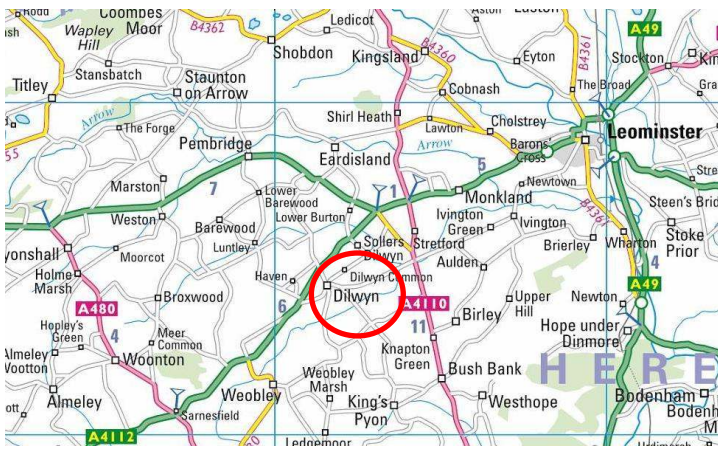




Landscape gardens surrounding the house







Directions

What3Words:///tropic.masterpiece.freezers

From Leominster take the A4112 towards Brecon and after 6 miles turn left for Dilwyn. Proceed down the hill and opposite the village church turn left towards the school. Continue for approximately a third of a mile and turn right into St Marys View and immediately right again and the drive will lead you to Orchard House.



Home office/Gym above double garage

Ground Floor



First Floor



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