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5 Copywell Cottages, Orcop, Herefordshire, HR2 8EP

Situated to the south of Hereford in the popular location of Orcop Hill, a three bedroom semi detached family home with double glazing, air source heat pump, solar panels, off road parking and enclosed gardens.

£295,000 (Freehold)

Residential Sales

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LOCATION

The property is located to the south of Hereford city in the popular location of Orcop Hill. In Orcop Hill there is a public house and chapel and in Orcop there is a parish church. In the neighbouring village of Wormelow there is a local shop and the City of Hereford offers a wider range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

The subject property is a three bedroom semi detached family home which has the added benefit of a air source heat pump with solar panels, double glazing, off road parking and enclosed gardens. The property comprises entrance hall, sitting room, dining room, study, inner hallway, downstairs cloakroom, kitchen, first floor landing with access to three bedrooms and bathroom. In more detail, the accommodation comprises;

ON THE GROUND FLOOR:

Double glazed panelled entrance door leading to the;

Entrance Hall

With laminated flooring, stairs to the first floor, door to the sitting room and dining room.

Sitting Room

3.76m (12'4) x 3.33m (10'11)

With front aspect double glazed window, panelled radiator, coved ceiling, TV point, stone fire surround and hearth (please note that this room has been split by a stud wall which could be removed to open the room, the split is to provide a study).



Dining Room

5.54m (18'2) x 2.97m (9'9) (maximum)

With front aspect double glazed window, panelled radiator, wood burning stove, under stairs storage cupboard, rear aspect double glazed patio door to the garden, access to the inner hallway and study.



Study

3.35m (11') x 1.68m (5'6)

With rear aspect double glazed window, panelled radiator, laminated flooring and coved ceiling.



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Inner Hallway

With tiled flooring, panelled radiator, rear aspect double glazed door, door to the cloakroom and kitchen.

Cloakroom

1.73m (5'8) x 1.55m (5'1)

With side aspect double glazed window, low flush WC, pedestal mounted wash hand basin, hot water tank and laminated flooring.

Kitchen

3.45m (11'4) x 2.72m (8'11)

With front aspect double glazed window, a range of units comprising stainless steel sink drainer unit, work surface, tiled splashbacks, base units under with matching wall units, integrated electric oven and hob, plumbing and space for washing machine, space for fridge and freezer, space for breakfast table, panelled radiator and tiled flooring.



ON THE FIRST FLOOR:

Landing

With rear aspect double glazed window with views across Herefordshire countryside, access hatch to loft space, panelled radiator, exposed floorboards, smoke alarm, doors to bedrooms and bathroom.

Bedroom 1

4.55m (14'11) x 2.74m (9')

With front aspect double glazed window, panelled radiator, a range of built in wardrobes and exposed floorboards.

Bedroom 2

3.33m (10'11) (maximum) x 2.67m (8'9) (plus door recess)

With front aspect double glazed window, panelled radiator, built in wardrobe with hanging rail, shelf and exposed floor boards.



Bedroom 3

2.77m (9'1) x 2.39m (7'10)

With rear aspect double glazed window, panelled radiator and exposed floor boards.

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Bathroom

3.33m (10'11) x 2.72m (8'11) (plus door recess)

With rear aspect double glazed window, suite comprising panel enclosed bath with mixer tap and shower attachment, low flush WC, pedestal mounted wash hand basin, two storage cupboards, panelled radiator, part tiled wall surround, light with shaver point and laminated flooring.



OUTSIDE:

To the front of the property is a separate enclosed garden, where there is an off road parking space and gate giving access to a lawned garden with various shrubs and trees, which is enclosed by fencing. There is a gate at the top of the garden which gives access over a road to the main house, where there is a gated entrance leading to a lawned garden with a path leading to the front door. The path continues to the side of the property, giving access to the rear garden. To the immediate rear of the property is a patio with summer house and a WORKSHOP/STUDIO (11' 9 by 9' 2) with front and side aspect double glazed windows and double glazed door. The garden is enclosed by fencing and hedging to provide a degree of privacy.



COUNCIL TAX BAND B

Payable to Herefordshire Council.

BROADBAND & MOBILE PHONE COVERAGE

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

SERVICES

It is understood that mains electricity, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

WATKINS THOMAS LTD registered in Cardiff, No: 8037310. These particulars are used on the strict understanding that all negotiations are conducted through WATKINS THOMAS LTD. MISREPRESENTATION ACT - 1967 WATKINS THOMAS LTD, for itself and for the Vendors of this property whose agent it is give notice that: 1. These particulars do not constitute, nor constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of WATKINS THOMAS LTD or the Vendor. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give, and neither WATKINS THOMAS LTD nor any person in its employment has authority to make or give any representation or warranty whatever in relation to this property.

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DIRECTIONAL NOTE

Proceed out of Hereford along the Ross Road. On reaching the top of the Callow, turn right signposted Wormelow. Continue through the village of Wormelow and after approximately one and a half miles, turn right signposted Orcop. Continue up the hill into the village of Orcop and pass the Fountain Inn public house on the right hand side. After passing the pub, Copywell Cottages is located on the right hand side.

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

28th April 2026

ID39882

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ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

Energy rating and score

This property's energy rating is C. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

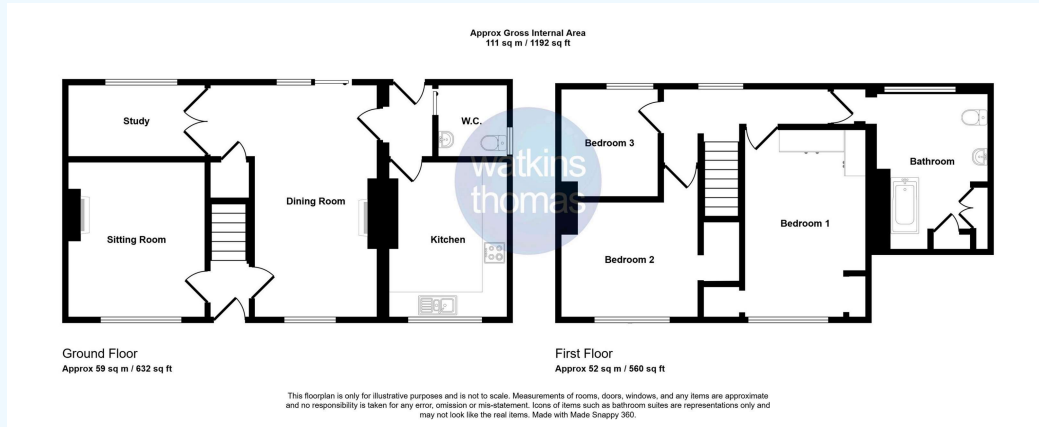
For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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