

PLOT TWO, DILWYN

£800,000



“An outstanding newly constructed detached residence”

Dilwyn, Herefordshire

An exceptional four-bedroom detached village home, offering beautifully appointed accommodation with premium finishes, detached double garage, landscaped gardens and generous grounds, set in an exclusive two-property development on the edge of Dilwyn.

- Edge of village location
- Air source heat pump
- Generous plot
- Open countryside views to front and back
- 4 bedrooms
- Character architectural features
- High quality build and finishes
- Detached garage



Positioned within an exclusive development of just two individual homes on the outskirts of the highly regarded village of Dilwyn, Plot Two is an outstanding newly constructed detached residence, thoughtfully designed to combine classic rural architecture with contemporary family living. Currently under construction, the property offers an exciting opportunity to acquire a high-specification home in a peaceful Herefordshire setting surrounded by open countryside. Finished with an attractive combination of traditional brickwork and timber cladding, the property has been carefully designed with quality and longevity in mind. Every element has been selected to create an elegant yet practical family home, from the natural stone and engineered oak flooring to the solid oak internal doors, feature lighting and luxurious stone worktops that continue the premium feel throughout.

The spacious and well-balanced accommodation has been designed around modern lifestyles, offering a superb selection of reception rooms that provide flexibility for both everyday living and entertaining. The generous lounge, complete with a feature wood-burning stove, creates a welcoming focal point, while additional reception spaces offer the perfect setting for a snug, formal sitting room or children's playroom. A dedicated home office provides an ideal work-from-home environment, complemented by a stylish kitchen, practical utility room and ground floor shower room.

Upstairs, the home continues to impress with four well-proportioned double bedrooms. The superb principal suite features a luxurious en-suite shower room together with striking oak A-frame trusses and exposed oak purlins that enhance the impressive vaulted ceiling. Juliet balcony doors open to enjoy beautiful countryside views, creating a wonderfully light and tranquil retreat. A second bedroom also benefits from its own en-suite, while the remaining bedrooms are served by a beautifully appointed family bathroom.

Designed to meet the demands of modern living, the property benefits from an air source heat pump with underfloor heating throughout the ground floor, delivering excellent energy efficiency alongside year-round comfort. The combination of premium construction methods, thoughtful design and high-quality finishes ensures a home that is as practical as it is stylish. Offering generous proportions throughout and an exceptional level of specification, Plot Two presents a rare opportunity to enjoy contemporary living within an attractive rural location, just a short distance from the amenities of Dilwyn while remaining conveniently placed for Hereford, Leominster and the surrounding countryside.





Outside: The property occupies a substantial plot with professionally landscaped gardens providing excellent outdoor space for family life and entertaining. A private driveway leads to a detached double garage, offering ample parking and storage, while the generous gardens make the most of the peaceful countryside setting and surrounding rural views.

At a glance:

Bedrooms:	4
Tenure:	Freehold
Council Tax Band*:	TBC
Heating:	Air source heat pumps
Services:	Mains electricity, water and drainage.
Services charges:	Nil
Flood Risk:	TBC; neighbouring properties: Very low ***
Covenants:	None known
Broadband:	Yes** (Ultrafast available in the area)
Mobile:	Yes, coverage available**

* correct as of instruction date

** Source: Ofcom

*** Gov.uk flood risk checker



EPC and floor plan available on the website.

DISCLAIMER: Neither these particulars, nor oral representations, form any part of any offer or contract and their accuracy cannot be guaranteed. The Agent has not verified the tenure, boundaries, rights of way or structural integrity of the property. Therefore, prospective purchasers should satisfy themselves as to the correctness of details given in these particulars by inspection or otherwise.