



GREAT HOUSE ORCHARD

*by*

OAKWRIGHTS



## A message from Tim

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Building a home is a truly personal experience; it is one that inspires you to consider the present and your aspirations for the future. At Oakwrights, each home we design and create at our design studios and workshops here in Herefordshire is a representation of how our teams work together to construct award-winning oak frame homes, extensions and outbuildings that are sympathetic to their surroundings and meet our clients' exact needs.

It is the combination of our oak framing expertise and familiarity of Herefordshire and the neighbouring counties which has founded the concept of Great House Orchard.

A handwritten signature in white ink that reads "T. Crump". The signature is fluid and cursive, with a large, stylized "C" at the end.

Tim Crump  
Founder



## Contents

Welcome to Great House Orchard	4
Your plot finding experience	6
Dilwyn Village Location	8
Great House Orchard Plot Plan	9
<b>Plot 1 and 4</b>	<b>10</b>
<b>Plot 2 and 5</b>	<b>12</b>
<b>Plot 3</b>	<b>14</b>
Explore the local area	18
About Oakwrights	22
Specialist design, craftsmanship and technology	24
Your home building journey	26
The Great House Orchard turnkey process	27
The next steps at Great House Orchard	29

# Welcome to Great House Orchard

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Our vision for Great House Orchard is to provide you with a unique oak frame home building experience in the picturesque, Herefordshire village of Dilwyn. Here, we have five plots of land available for you to choose from. Planning permission has been granted as part of the purchase of this site, with the opportunity to obtain revised planning permission (under Section 73 planning amendment) after working with our Architectural Design team to create an oak frame home that meets your exact lifestyle needs.

Great House Orchard occupies a total area of 4191 m<sup>2</sup> (1.04 acres) and the five plots vary in size from 1581 m<sup>2</sup> to 2486 m<sup>2</sup> with the three and four bedrooms homes having floor areas from 197m<sup>2</sup> to 261m<sup>2</sup>.

Careful consideration has been given to the layout of the site and each individual plot, so that the beautifully bespoke oak frame homes will be complemented by a comfortably sized and private garden that takes full advantage of the sites' orientation and countryside location.

We invite you to begin your custom build journey with us here at Oakwrights, where our in-house teams will guide you through this once in a lifetime experience from start to finish, on land which is ready for you to turn your dream oak frame home into a reality





## Your plot finding experience

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Whether you are relocating to Herefordshire or you are choosing to build your home in a location that is close to your heart, finding the perfect plot symbolises a significant moment that will shape your future.

Here at Oakwrights, we understand how important it is for you to feel safe, secure and inspired by your home and its surroundings. So as part of your Great House Orchard journey with us, we will invite you to stay at our show home, The Woodhouse, which has provided inspiration for many of our

clients' designs. Staying at The Woodhouse will enable you to experience first-hand what it is like to live in an oak frame house, while exploring the area and the available plot in Dilwyn.

Our teams will take time to discuss your home building plans with you, ensuring your chosen plot at Great House Orchard will accommodate the exact size and style of home you have in mind. To support your decision-making process, overleaf you will find templates of houses you may wish to base your oak frame home design on.





## A short walk from Great House Orchard will find you in the heart of Dilwyn village

Great House Orchard custom build site offers self-builders the opportunity to create bespoke oak framed homes tailored to your lifestyle in the idyllic black and white village of Dilwyn. Keeping the traditional and local craftsmanship of green oak framing alive whilst using the latest technology at Oakwrights to design and build an energy efficient home.

This custom build sites offer you a choice of generous building plots, crucially with existing planning permission, highways access and utility connections including mains drainage, leaving you with less risk and more time to concentrate on creating your dream oak frame home. The plots sizes are ample enough to offer large gardens, ideal for enjoying the outdoors and offer plenty of space for growing your own produce, planting an orchard or wildflowers.

Once you have chosen your preferred plot, we can even help as much or as little as you need with self-build, self-managed and Turnkey build routes. Self-managed requires the planning and management of your main building contractors, who will broadly take responsibility for the build. Our Turnkey service benefits from professional project management by one of our team until the house is ready for you to move in.





# Great House Orchard plot plan



Plot 1 1706 m<sup>2</sup>

Plot 2 1581 m<sup>2</sup>

Plot 3 1661 m<sup>2</sup>

Plot 4 2231 m<sup>2</sup>

Plot 5 2486 m<sup>2</sup>

# Plot 1 and 4

Great House Orchard | 4 Bedrooms

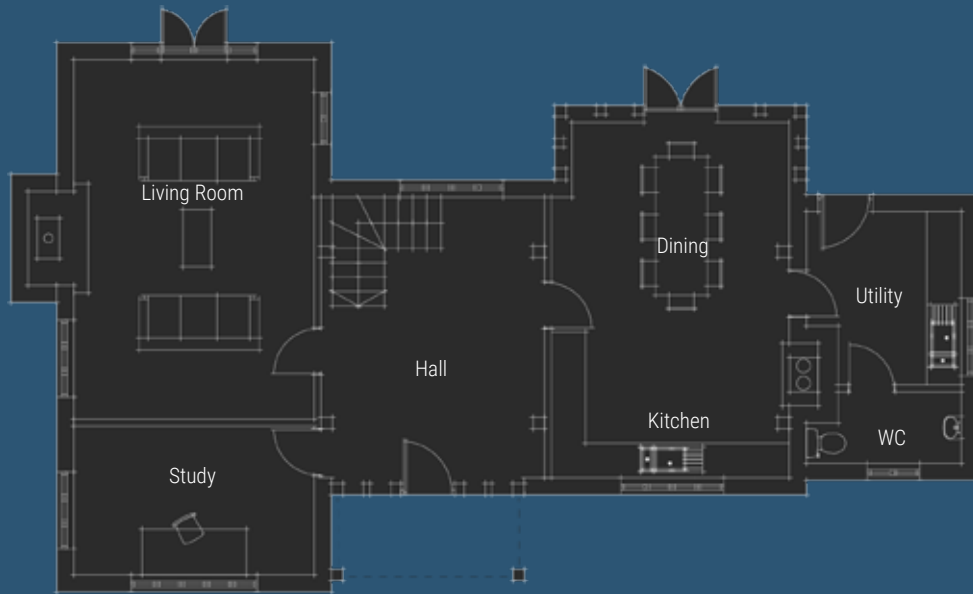


Front elevation



Rear elevation

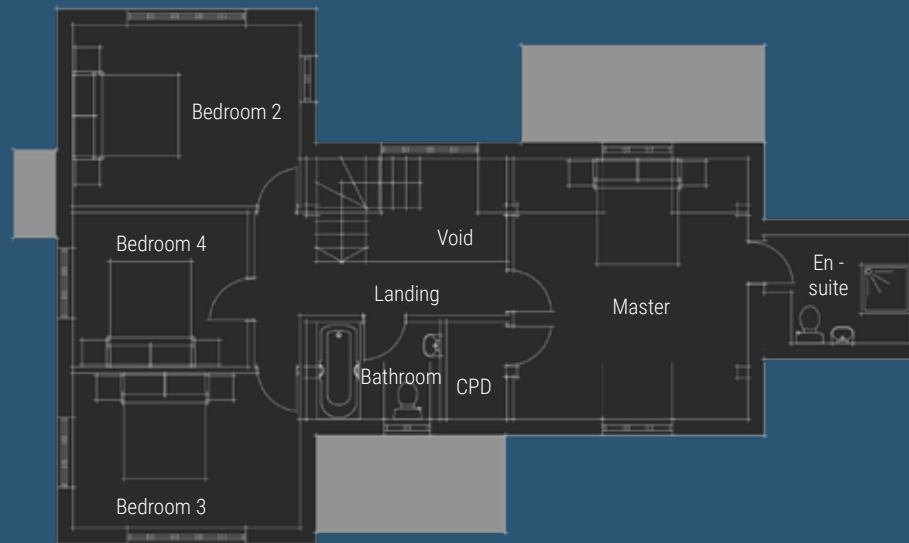




Ground floor

### Ground floor

Kitchen	4.1 m x 2.6 m
Dining	3.8 m x 3.6 m
Living Room	6.2 m x 4.2 m
Utility	2.7 m x 3.0 m
Study	4.2 m x 2.6 m
WC	2.7 m x 1.2 m



First floor

### First floor

Master Bedroom	4.3 m x 4.8 m
En-Suite	2.7 m x 2.0 m
Bedroom 2	4.2 m x 3.3 m
Bedroom 3	3.2 m x 2.8 m
Bedroom 4	2.8 m x 4.2 m
Bathroom	2.4 m x 1.8 m

### Total floor areas

Ground floor	115 m <sup>2</sup> / 1241 ft <sup>2</sup>
First floor	100 m <sup>2</sup> / 1079 ft <sup>2</sup>
GEA	215 m <sup>2</sup> / 2320 ft <sup>2</sup>

# Plot 2 and 5

Great House Orchard | 4 Bedrooms



Front elevation



Rear elevation





Ground floor

Ground floor

Kitchen	5.4 m x 3.9 m
Dining	3.5 m x 3.9m
Living Room	3.5 m x 5.4 m
Utility	2.1 m x 3.0 m
Snug	3.2m x 5.0 m
Study	2.9 m x 3.9 m
WC	1.6 m x 2.1 m



First floor

First floor

Master Bedroom	3.7 m x 3.9 m
Dressing Room	2.3 m x 2.6 m
En-Suite 1	2.1 m x 2.6 m
Bedroom 2	3.1 m x 3.9 m
En-Suite 2	3.2 m x 2.3 m
Bedroom 3	2.9 x 3.6 m
Bedroom 4	2.3 m x 3.6 m
Bathroom	3.8 m x 1.8 m

Total floor areas

Ground floor	137 m <sup>2</sup> / 2711 ft <sup>2</sup>
First floor	114 m <sup>2</sup> / 1234 ft <sup>2</sup>
GEA	251 m <sup>2</sup> / 2711 ft <sup>2</sup>

# Plot 3

Great House Orchard | 3 Bedrooms



Front elevation

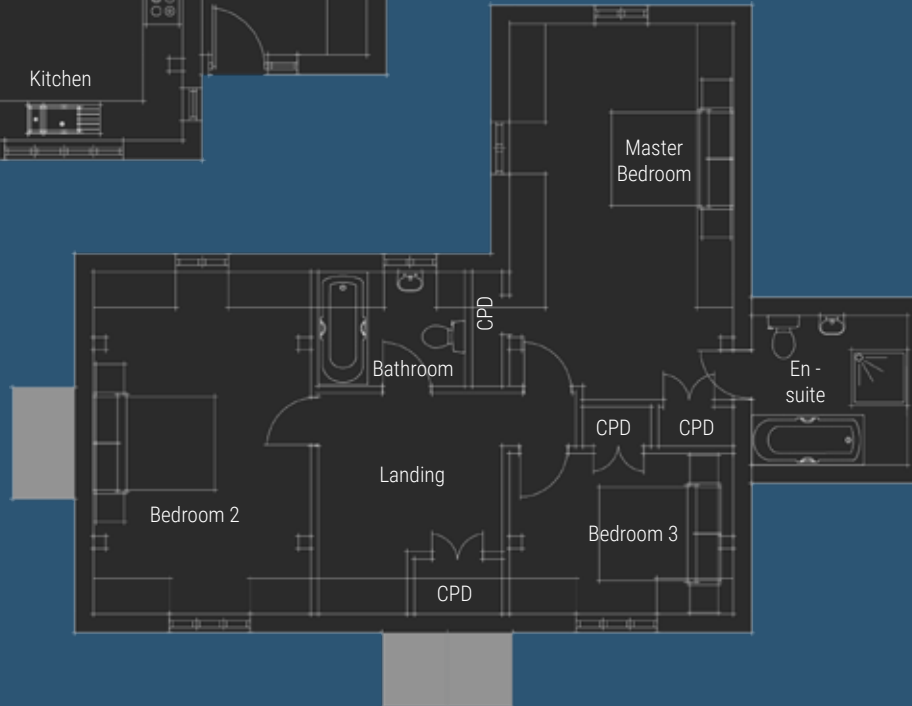


Rear elevation





Ground floor



First floor

### Ground floor

Kitchen	3.6 m x 4.2m
Dining	5 m x 3.6 m
Living Room	3.5 m x 5 m
Utility	3.5 m x 2.5 m
WC	1.0 m x 2.5 m

### First floor

Master Bedroom	6.0 m x 3.6 m
En-Suite	2.4 m x 2.5 m
Bedroom 2	5.5 m x 3.5 m
Bedroom 3	3.6 m x 2.5 m
Bathroom	2.3m x 1.8 m

### Total floor areas

Ground floor	100 m <sup>2</sup> / 1079 ft <sup>2</sup>
First floor	91 m <sup>2</sup> / 986 ft <sup>2</sup>
GEA	191 m <sup>2</sup> / 2066.2ft <sup>2</sup>







*this kitchen is for dancing*





GREAT HOUSE ORCHARD  
by  
OAKWRIGHTS

Ludlow •

West Midland  
Safari Park

Birmingham

Leominster •

WORCESTER

A4112

A49

A44

A438

Burghill Golf Club

Malvern Hills

M5

HEREFORD

A438

Hay-on-Wye

Ledbury •

Black Mountains

**LOCATIONS:**

Leominster	6 miles
Hereford	13 miles
Birmingham	54 miles
Bristol	76 miles

**NEAREST SCHOOLS:**

- Primary:**  
Saint Mary's Church of England Primary School in Dilwyn
- Secondary:**  
Weobley High School, Earl Mortimer College & Sixth Form
- Independent:**  
Lucton, Hereford Cathedral, Moor Park

Gloucester

## Explore the local area

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The village of Dilwyn is a charming village where traditional black and white traditional half-timbered houses line the lanes and village green. The surrounding landscape provides an idyllic backdrop, where fruitful orchards and grazing, pedigree Hereford cattle are just a few of the familiar sights that can be enjoyed as far as the eye can see.

The village has its own primary school and has the first parish council owned public house, such was its importance to the community. The active parish council has its own website as do many neighbouring villages and there is also a community hall and tea room. For young families there is also a play group. The local secondary school is located in the slightly larger village of Weobley which has a doctors surgery, dentist and several pubs and restaurants making it a hive of activity.

Dilwyn is home to one of the oldest herd of Hereford Cattle in the country who sell direct to the public and towards Leominster is the Monkland Cheese Dairy and Tyrells Court farm, home to the famous crisp brand. Arts and crafts also have a strong presence in the area with galleries, clubs and drawing and writing classes as well as willow weaving.

Dilwyn, like nearby villages of Weobley and Eardisley are also on the triangular route between the key local market towns of Leominster, Hereford and Hay-on-Wye just over the border in Wales.

If you take a 20 minute drive to the south east of Great House Orchard, the River Wye meanders through the beautiful cathedral city of Hereford. Bursting with traditional architecture, Hereford can be characterised by how the city combines modern-day living with its country, market town history. Positioned in the heart of Hereford is the Old Market; a contemporary, open-air destination that has been designed to pay tribute to Hereford's heritage, while providing residents and visitors with a fantastic range of places to spend time, shop and eat out.

To south west the River Wye flows past the picturesque market town of Hay-on-Wye. Known as the 'town of books,' Hay-on-Wye is renowned for its abundance of bookshops and hosts the annual, ten-day 'Festival of Literature and Arts.' There is also an array of outdoor activities for you to immerse yourself in here, before driving a short distance to visit the Brecon Beacons National Park, where you can cycle or don your walking

boots to admire the breathtaking scenery which stretches from the western to the eastern Black Mountains. Other AONB parks within less than an hour include the Shropshire Hills, Wye Valley and the Malvern Hills and are wonderful to explore.

To the north along the A49 the well known foodie town of Ludlow can be found and to the west Kington has the highest golf course in England. Burghill Golf Club and Herefordshire Golf Club are also just a few miles away for golfing enthusiasts. Other local sports clubs are notably Old Luctonians Rugby Club, Shobdon airfield a Go Cart track.

When travelling further afield, Great House Orchard has access links to the motorway network via the M50 and M5, and specific trains from Leominster and Hereford station allow for a direct commute to London, Birmingham, Cardiff and Manchester.



## About Oakwrights

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Since 1999, we have had the pleasure of working alongside our clients to bring their oak frame home, extension and outbuilding plans to fruition, nationwide and abroad from our base in rural Herefordshire. While their visions and requirements for their designs naturally vary, it is the intrinsic characteristics of oak; its structural stability, versatility and organic beauty that unites our clients' decisions to build with us.

An expertly designed and crafted oak frame is the heartbeat of any home. At Great House Orchard, our experienced in-house teams will help you to create your dream structure in a community and a setting you will truly love.





## Specialist design, craftsmanship and technology

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The relationships we have with our clients are built on trust, quality and professionalism. These core principles will echo throughout your home building journey with us at Great House Orchard: from translating your wish list into an architectural design that captures every essence of your future project, through to our workshops, where we will invite you to see how we combine traditional craftsmanship skills with the latest cutting-edge technology to produce your oak framed home.

In the same way mortise and tenon joints provide the structural connection between any two timbers in our oak frames, our teams will work together under one roof to transform your ideas into an expertly crafted home that will last a lifetime.









*Our design team can create Computer Generated Images of how your home will look.*



## Your home building journey

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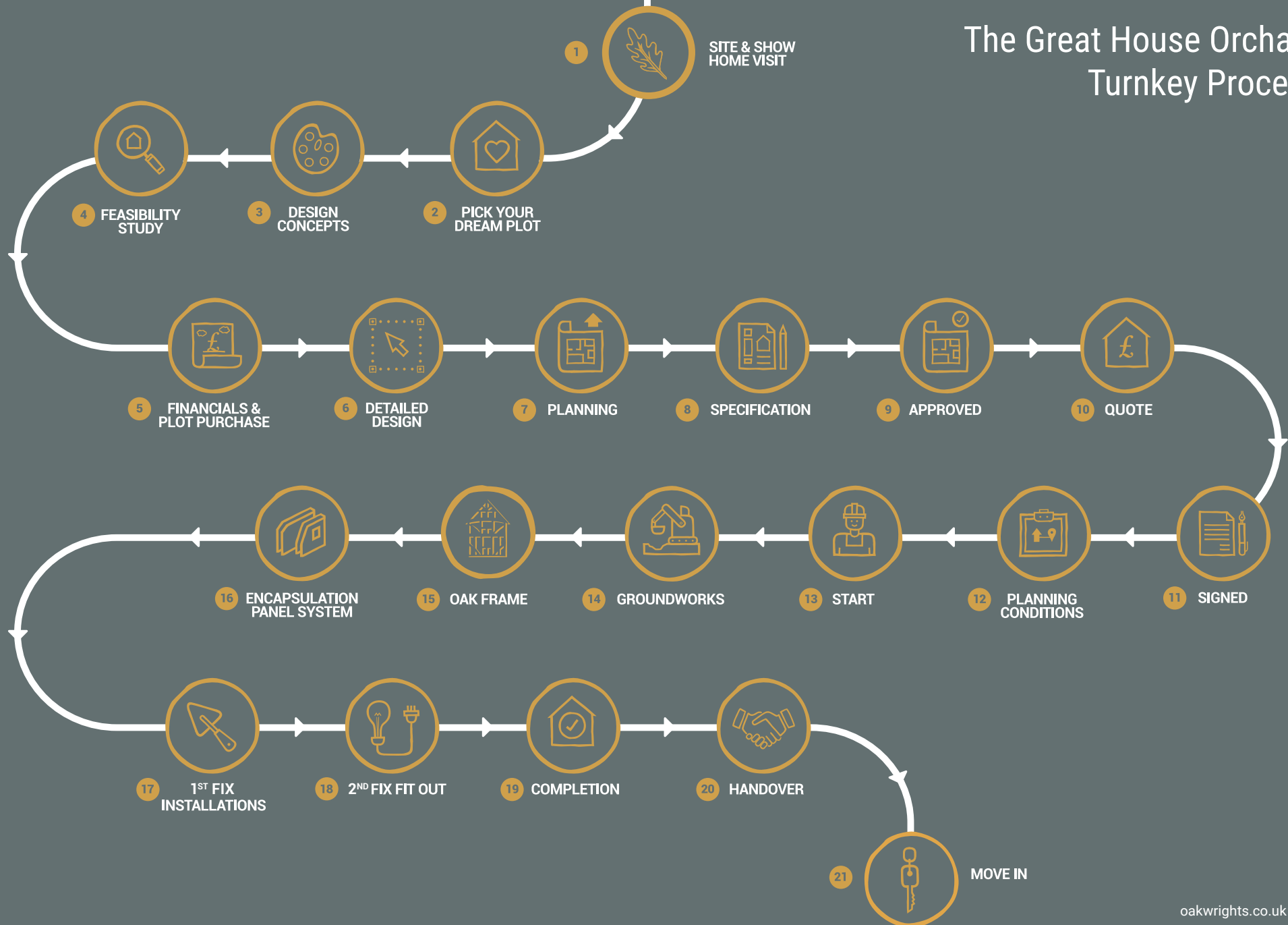
Just like their beautifully bespoke oak frames, each of our clients' home building journeys are unique. There are many routes you can take when constructing your home, which vary from self-build and self-management to a fully project managed build.

Our turnkey service at Great House Orchard will provide you with the flexibility to create your dream home with the support of one of our experienced turnkey project managers, who will carefully guide you through each stage of your journey. From helping to finalise a design that meets your exact

needs and overseeing your construction schedule, to managing trades and handpicking those all-important finishing touches for you to choose from; your designated turnkey project manager will look after every aspect of your project on your behalf.

With years of experience, they will assure your build will be kept on track, adhering to agreed budgets from the outset, while working with you to bring your oak frame design to life. So, by the end of your journey you can quite literally 'turn the key' to unlock your home at Great House Orchard.

# The Great House Orchard Turnkey Process







## Your next steps at Great House Orchard:

We would love to hear from you...

To discover more about this custom build opportunity in Herefordshire and discuss your future plans please contact us:

01432 353 353

[enquiries@oakwrights.co.uk](mailto:enquiries@oakwrights.co.uk)

[oakwrights.co.uk](http://oakwrights.co.uk)

Summer House

Summerhouse Field

Hackney Meadow

Bank top Orchard

Engelner Orchard

HILL

The Lawn

er



Church

Great Houses

Crown Inn

Orchard

Cross

Old Dukes Head Inn

Townsends

WITNEY

COURTNEY Orchard

Townsend

NW

OAKWRIGHTS®

The Lakes, Swainshill, Hereford, HR4 7PU

01432 353353 | [enquiries@oakwrights.co.uk](mailto:enquiries@oakwrights.co.uk) | [oakwrights.co.uk](http://oakwrights.co.uk)