



CHARMING THREE-BEDROOM COTTAGE WITH STRIKING STONEMWORK, GENEROUS PLOT, RECEPTION ROOM, UTILITY, FAMILY BATHROOM, OIL CENTRAL HEATING, PRIVATE DRAINAGE, AMPLE PARKING, AND EXCELLENT VILLAGE AMENITIES IN LEA

EPC E

2 Goomstool Cottages - Guide Price: £295,000

Lea, Ross-on-Wye, Herefordshire HR9 7LY

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2 Goomstool Cottages

Location

Lea is a picturesque village in Herefordshire, conveniently located on the A40 outskirts of picturesque Ross on Wye midway between Hereford and Gloucester. Surrounded by rolling countryside and close to the Forest of Dean, it combines rural charm with excellent transport connections. The village offers a warm community atmosphere with a well stocked shop, a popular and recently renovated pub, a busy village hall, together with a well regarded primary school and regular Church services. With its blend of heritage, natural beauty, and accessibility, Lea provides an appealing setting for those seeking a traditional village lifestyle with easy links to nearby towns and cities.

Property Description

Tucked away on the edge of Lea, 2 Goomstool Cottages is a charming three-bedroom semi-detached home that once served as a traditional farm worker's cottage. Its striking stonework and characterful proportions set the tone for a home full of warmth and rural appeal.

The accommodation includes a comfortable reception room, a family bathroom, practical utility room beautiful rural views from all bedrooms. The property is served by oil-fired central heating and shared septic tank, adding to the appeal of a self-sufficient rural lifestyle. Outside, the generous plot provides ample parking and space to enjoy the outdoors.

Lea itself is a sought-after village, with a welcoming pub, well-regarded school, and everyday shops all within easy reach. Excellent road links connect effortlessly to Ross-on-Wye, Gloucester, and the wider Herefordshire countryside.

ACCOMMODATION:

Porch

Entered via a secure side door, with space to hang coats and store shoes. Door leading through to,

Kitchen 5.45m (17ft 7in) x 3.07m (9ft 11in)

Fitted with base units and worktops over, stainless steel sink with individual tap, and space for white goods. Radiator and pendant light fitting.





Utility 2.94m (9ft 6in) Maximum to recess x 2.53m (8ft 2in)

Two base units with worktop above, undercounter space for white goods, windows to the rear elevation. Side door providing access to the garden.

Shower Room

Comprising a shower cubicle, low-level W/C, bath, radiator, and obscured window to the rear. Pendant light fitting.

Sitting Room 4.70m (15ft 2in) x 3.87m (12ft 6in)

A spacious reception room with dual aspect windows to the front and side elevations, feature fireplace, radiator, storage, and stairs leading to the first floor.

Landing

Pendant light fitting, window to the front elevation, and doors leading to

Master Bedroom 4.03m (13ft) x 3.35m (10ft 10in)

Window to the front elevation, radiator, and pendant light fitting.

Bedroom Two 3.38m (10ft 11in) x 3.23m (10ft 5in)

Featuring a fireplace, radiator, pendant light fitting, and rear-facing window enjoying lovely countryside views.

Bedroom Three 3.23m (10ft 5in) x 2.42m (7ft 10in)

Accessed through the master bedroom, this versatile space could serve as a dressing room or potential en-suite. Radiator and side-facing window.

Outside

Approached via a private gate, the property enjoys ample parking and generous gardens mainly laid to lawn, with hedgerow boundaries offering privacy. To the rear, there is storage, an external boiler, and oil tank.

Services

We have been advised that mains water and electricity are connected to the property. Oil fired central heating and shared septic tank. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Tenure

We are advised (subject to legal confirmation) that the property is freehold.



Directions

Start at Ross-on-Wye town centre and head east along the A40 towards Weston under Penyard. Continue through the village, following the A40 for approximately two miles. Turn left onto the B4224 sign posted Upton Bishop. After half a mile Groomstool Cottage will be on the left-hand side.



General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

Viewing

By appointment to be made through the Agent's Ross On Wye Office, Tel: 01989 768 320

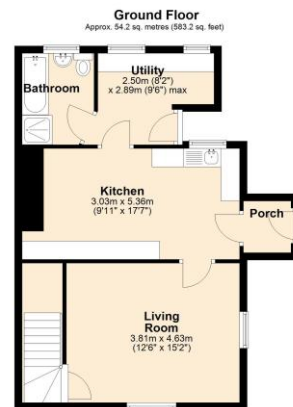
Council Tax

COUNCIL TAX BAND "C"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is E(48).



Total area: approx. 91.9 sq. metres (989.1 sq. feet)

For information and illustrative purposes only. Not to scale. All dimensions, positions of doors, windows, appliances and other features are approximate only. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given. Total area measurements do not include garages and other outbuildings (unless specified).
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2 Goomstool Cottages, Lea, Ross-on-Wye



Ross-on-Wye Office

30 Gloucester Road, HR9 5LE

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