



Reed Hay
Lea, Ross-On-Wye HR9 7JY



STEVE GOOCH
ESTATE AGENTS | EST 1985

Reed Hay

£599,950

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LOCATED CENTRALLY in the **POPULAR VILLAGE OF LEA**, REED HAY is a **HANDSOME FIVE BEDROOM DETACHED CHARACTER RESIDENCE** occupying a **PROMINENT POSITION** with **ORIGINAL CHARACTER FEATURES**, **MUCH POTENTIAL** for **IMPROVEMENT** and **DEVELOPMENT**, **DETACHED BARN** and **OFF ROAD PARKING** with **PLOT APPROACHING HALF AN ACRE**, backing onto **OPEN FIELDS AND COUNTRYSIDE**, all being offered with **NO ONWARD CHAIN**.

The property is located in the village of Lea which offers a Shop, Public House, Village Hall, Garage/Post Office, Church and a newly built Primary School. More comprehensive facilities are available in Gloucester and Hereford which are both approximately 16 miles away and in the 'Olde Worlde' Market Towns of Newent and Ross-on-Wye which are approximately 6 miles and 4 miles away respectively.

For the commuter access can be gained to the M50 motorway (junction 3) approximately 5 miles away for connection with the M5 motorway, linking up the Midlands, and the North, Wales, London and the South.

Local Comprehensive Schooling is available at Newent Community School, Dean Magna School in Mitcheldean or John Kyrle School in Ross-on-Wye. Alternatively a choice of private education is available within commuting distance at Monmouth, Gloucester, Cheltenham and the Malverns.

Sporting and leisure facilities within the area include a choice of Golf Clubs, various forms of Shooting and Fishing, Riding, Swimming, the Dry Ski Slope at Gloucester, active Rugby, Football and Cricket teams etc.



Enter the property via glazed front door with canopied entrance porch to the front, into:

ENTRANCE HALL

Double radiator, dado rail, door to under stairs storage cupboard, thermostat controls, telephone point, turning staircase leading off.

LIVING ROOM

29'4 x 13'2 (8.94m x 4.01m)

Two tiled fireplaces, currently housing electric fires, picture rail, exposed beams, telephone point, two radiators, front and side aspect windows, secondary glazing to the front.

DINING ROOM

16'7 x 11'8 (5.05m x 3.56m)

Tiled fireplace, double radiator, picture rail, exposed beam, two side aspect windows, front aspect window with secondary glazing.

BREAKFAST ROOM

15'4 x 10'9 (4.67m x 3.28m)

Built-in cupboards, oil-fired Rayburn supplying the domestic hot water, telephone point, side door to utility room, two side aspect windows.

UTILITY ROOM

6'2 x 5'5 (1.88m x 1.65m)

Tiled floor, power and lighting, side aspect window, currently housing a chest freezer. Stone turning staircase leads into:

CELLAR

12'8 x 12'0 (3.86m x 3.66m)

Flagstone floor, Worcester oil-fired boiler, original coal chute, power and lighting, consumer unit.

KITCHEN (L SHAPED)

12'3 x 12'4 (3.73m x 3.76m)

The kitchen comprises of a range of base and wall mounted units with laminated worktops and tiled splashbacks, single drainer double bowl sink unit with mixer tap, plumbing for washing machine, space for further appliance, space for under counter fridge / freezer, four ring ceramic hob with extractor fan over, side aspect window. Door to:





REAR HALLWAY

CLOAKROOM

4'7 x 2'8 (1.40m x 0.81m)

WC, tiled floor, tiled splashbacks, rear aspect frosted window.

Back door leading to:

CONSERVATORY

19'6 x 12'7 (5.94m x 3.84m)

Lower brick, upper UPVC double glazed construction with blue tinted roof and top opener, ceiling light and fan, side aspect door to the gardens and rear aspect French doors leading to the gardens, further side aspect door.

FROM THE ENTRANCE HALL, A TURNING STAIRCASE LEADS TO THE FIRST FLOOR.

LANDING

Large walk-in airing cupboard housing the hot water tank, shelving and storage space, steps leading to the upper landing, access to roof space, wall light fittings, front aspect window.

BEDROOM 1

12'4 x 12'0 (3.76m x 3.66m)

Vanity wash hand basin, single radiator, picture rail, front aspect window.

BEDROOM 2

12'4 x 13'3 (3.76m x 4.04m)

Tiled fireplace, double radiator, picture rail, front aspect window.

BEDROOM 3

12'8 x 12'8 (3.86m x 3.86m)

Double radiator, picture rail, side and rear aspect windows offering lovely views over the fields.

BEDROOM 4

12'1 x 10'1 (3.68m x 3.07m)

Single radiator, picture rail, tiled fireplace, side aspect window.

BEDROOM 5

11'3 x 10'4 (3.43m x 3.15m)

Side and rear aspect windows offering a pleasant outlook over the fields.

SHOWER ROOM

6'2 x 5'5 (1.88m x 1.65m)

Re-fitted to comprise of a large walk-in double shower cubicle, built-in shower, vanity wash hand basin with mixer tap, cupboard below, mirror with light, chrome heated towel rail, rear aspect frosted window.

CLOAKROOM

5'0 x 3'1 (1.52m x 0.94m)

WC, side aspect frosted window.

OUTSIDE

To the front and side of the property there are formal lawns with mature borders planted with trees, shrubs, mature Yew tree, all enclosed by hedging. A block paved pathway leads to the pedestrian side gate and driveway. To the other side of the house, you will find a formal rose garden with mature fruit trees and stone walling surround. A flagstone pathway leads to a second pedestrian gate and the driveway. A pedestrian door leads to:

BRICK BUILT BARN / COACH HOUSE

17'3 x 15'0 (5.26m x 4.57m)

Accessed via double doors from the parking area. The barn offers much potential for development, subject to the relevant planning consents, having power and lighting.

The rest of the rear gardens comprise of lawned areas with pathway leading to the top of the garden with further lawned areas, vegetable beds, mature fruit trees, greenhouse, stonebuilt outhouse, outside tap. The gardens are enclosed by mature hedging and stone walling and measure 0.42 of an acre.

AGENT'S NOTE

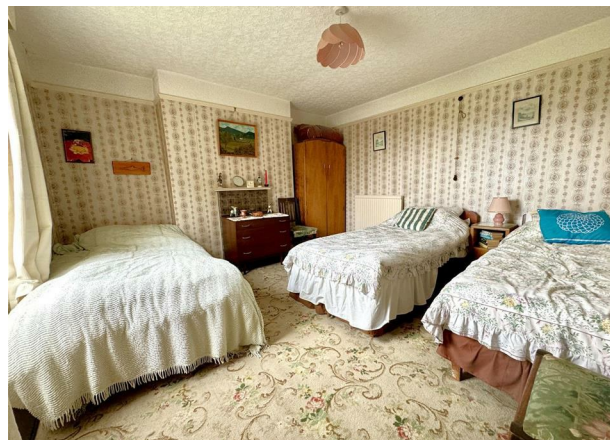
Probate not yet applied for. We believe this will be applied for in March 2024.

SERVICES

Mains water, electric, drainage and oil-fired heating.

WATER RATES

Welsh Water - to be confirmed.





LOCAL AUTHORITY

Council Tax Band: F
Herefordshire Council, Plough Lane, Hereford, HR4 0LE.

TENURE

Freehold.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From Aston Ingham, continue into the village of Lea. Turn right at the traffic lights, passing the garage, and the property can be located on the bend as marked by our 'For Sale' board by the left hand turn into Mitcheldean Road.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



BASEMENT

GROUND FLOOR

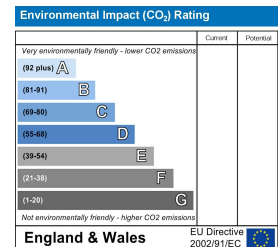
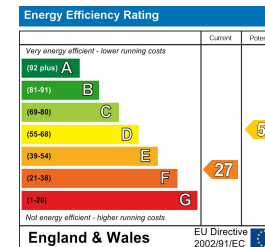
1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2024

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4 High Street, Newent, Gloucestershire. GL18 1AN | (01531) 820844 | newent@stevegooch.co.uk | www.stevegooch.co.uk

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