



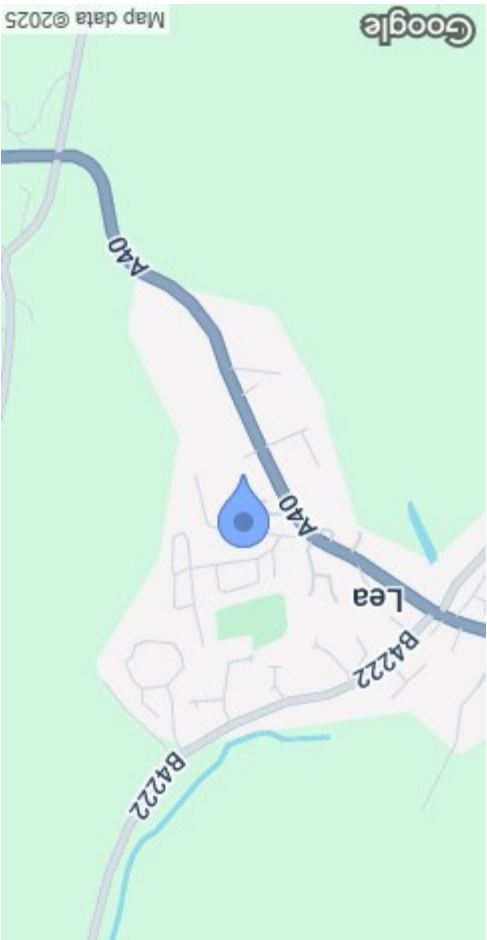


MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Targeted	Current	Targeted
 <p>Total energy efficiency: 40%</p> <p>2002/91/EC</p> <p>2019/1044/EC</p>		 <p>Total energy efficiency: 40%</p> <p>2002/91/EC</p> <p>2019/1044/EC</p>	
 England & Wales EU Directive 2002/91/EC		 United Kingdom EU Directive 2002/91/EC	

Measurements are approximate. Not to scale. Illustrative purposes only.
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Lea Hall Cottage
Lea, Ross-On-Wye HR9 7LQ

Guide Price £450,000

A SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME located centrally within a POPULAR VILLAGE, offering GOOD SIZED GARDENS, OFF ROAD PARKING, MUCH POTENTIAL, ORIGINAL CHARACTER FEATURES, all being offered with NO ONWARD CHAIN.

The property is located in the village of Lea which offers a shop, mobile Post Office service, public house, village hall with newly built play area, garage, church and a 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.



The property is approached mainly from the back door but the side aspect front door leads into:

ENTRANCE PORCH
Double glazed windows, glazed wooden door into:

LOUNGE
18'9 x 13'0 (5.72m x 3.96m)
Brick fireplace housing a lovely Villager cast iron log burner, radiators, exposed beams, wall light fittings, stairs leading off, front aspect window. Door to:

BEDROOM 4
12'8 x 9'6 (3.86m x 2.90m)
Wall light fittings, radiator, exposed floorboards, front aspect window.

FROM THE LOUNGE, DOOR LEADS TO:

KITCHEN / BREAKFAST ROOM
16'1 x 9'4 (4.90m x 2.84m)
Base and wall units with wooden worktops and tiled splashbacks, electric oven, single drainer stainless steel sink, tiled flooring, radiator, cupboard housing the Worcester boiler, two side aspect windows. Glazed door leads into:

PORCH
Back door, shoe and coat storage area, side aspect windows.

DINING ROOM
14'10 x 8'0 (4.52m x 2.44m)
Tiled flooring, radiator, side aspect sliding doors.

INNER HALLWAY

CLOAKROOM
WC, side aspect secondary glazed window.

UTILITY
8'5 x 6'0 (2.57m x 1.83m)
One and a half bowl stainless steel sink unit with mixer tap, base units with laminated worktops and tiled splashbacks, space for tumble dryer and washing machine, tiled floor, single radiator, extractor fan, side aspect frosted window.

FROM THE ENTRANCE HALL, STAIRS LEAD TO THE FIRST FLOOR.

LANDING

BEDROOM 1
13'8 x 9'5 (4.17m x 2.87m)
Additional recess housing 'his' and 'hers' built-in double wardrobes, exposed floorboards, radiator, access to roof space, side aspect window.

BEDROOM 2
13'0 x 10'3 (3.96m x 3.12m)
Original exposed floorboards, radiator, built-in double wardrobe, front aspect window.

BEDROOM 3
12'9 x 9'6 (3.89m x 2.90m)
Original wooden floorboards, built-in double wardrobe, built-in over the stairs recess, radiator, front aspect window.

BATHROOM
9'9 x 5'0 (2.97m x 1.52m)
White suite comprising panelled bath with mixer tap and shower detachment, electric Triton shower over, WC, wash hand basin, half panelled walls, tiled splashbacks, radiator, extractor fan, louvre doors to over stairs storage cupboard.

OUTSIDE
There is a small courtyard area to the front, enclosed by walling with pedestrian gated access. To the side, a track leads to the rear of the property with double gated vehicular access to the gravelled driveway. This is a narrow access, so a suggestion would be to take down the existing car port and relocate further back in the plot to widen the driveway and offer easier access. The current car port is an open structure with double barn doors to the front aspect, has power and lighting, and door to further workshop area.

The gardens, as a whole, are a good size and comprise gravelled parking area, lawns and planted borders, all enclosed by walling, hedging, offering good levels of privacy. There is outside lighting, an outside water tap and the oil tank.

SERVICES
Mains water, electricity and drainage. Oil-fired heating.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY
It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES
Welsh Water - to be confirmed.

LOCAL AUTHORITY
Council Tax Band: D
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 Gloucester, proceed along the A40 passing through Huntley and Longhope into the village of Lea. As you get to the crossroads, turn right, turn into the village of Lea where the property will be located on the left hand side as marked by our 'For Sale' board, before reaching the traffic lights in the centre of the village.

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

AWAITING VENDOR APPROVAL
These details are yet to be approved by the vendor. Please contact the office for verified details.