



The Mill House
Lea Bailey Hill, Ross-on-Wye HR9 7LG

SG | STEVE GOOCH
ESTATE AGENTS | EST 1985

The Mill House

Lea Bailey Hill, Ross-on-Wye HR9 7LG

Or Nearest Offer £650,000

A QUIRKY FOUR BEDROOM DETACHED CHARACTER COTTAGE located towards THE END OF A NO THROUGH LANE on LEA BAILEY HILL, a STUNNING RURAL LOCATION offering GLORIOUS ELEVATED VIEWS and for those enjoying RURAL PURSUITS, RIDING OUT, TRAIL RUNNING, MOUNTAIN BIKING and WALKING can ALL BE ENJOYED FROM THE DOORSTEP. The property is offered with NO ONWARD CHAIN and also benefits from GARDENS AND GROUNDS of JUST UNDER ONE ACRE, HEATED SWIMMING POOL, EXCELLENT HOME OFFICE BUILDING.

The property is located just over a mile away from 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.



Oak framed canopy entrance porch and solid wooden front door lead into:

KITCHEN / BREAKFAST ROOM

13'4 x 12'1 (4.06m x 3.68m)

Modern fitted kitchen with a range of base and wall mounted units with quartz worktops and tiled splashbacks, electric range oven, Belfast sink unit with mixer tap, integrated dishwasher, space for American fridge / freezer, engineered oak flooring, exposed beamwork, inset spot lighting, double doors to boiler cupboard housing Navien oil fired boiler supplying the hot water and central heating, thermostat controls, under unit lighting, side and rear aspect windows offering glorious views towards May Hill. Steps lead down to:

INNER HALLWAY AREA

Door to:

UTILITY ROOM

7'5 x 5'9 (2.26m x 1.75m)

Single drainer sink unit with mixer tap, base and wall mounted units with laminated worktops and splashbacks, space for washing machine, side aspect window, original front door, double radiator. Glazed wooden door from the hall and steps leading down to:

LOUNGE

23'6 x 18'11 (7.16m x 5.77m)

Exposed stone fireplace housing cast iron logburner, engineered oak flooring, under stairs storage cupboard, wall light fittings, three double radiators, telephone point, side and rear aspect windows, side aspect porthole window, rear aspect bi-folding doors leading out to a raised deck, enjoying the stunning views.

CLOAKROOM AREA

WC housing toilet with side aspect window. Separate area with vanity wash hand basin and mixer tap, cupboards below.

FROM THE KITCHEN / BREAKFAST ROOM, STEPS LEAD UP TO:

DINING ROOM

12'9 x 9'0 (3.89m x 2.74m)

Exposed stone fireplace, engineered oak flooring, two double radiators, side aspect window, side aspect bay window. Door to:

BEDROOM 3

10'5 x 10'1 max (3.18m x 3.07m max)

USB power points, inset spot lighting, double radiator, rear aspect window.

BEDROOM 4

9'9 x 6'9 (2.97m x 2.06m)

Single radiator, inset spot lighting, front aspect double glazed window.

Stairs lead up to:





SPLIT LANDING

Double radiator, side and rear aspect windows enjoying stunning views over countryside towards May Hill.

BEDROOM 1

13'6 x 9'4 (4.11m x 2.84m)

USB power points, telephone point, TV point, double radiator, additional recess housing built-in double wardrobes accessed via oak sliding doors, front aspect stained glass secondary glazed window, side aspect leaded light window. Thumb latch door leads into:

EN-SUITE

Suite comprising shower cubicle with inset overhead and detachable hand shower, WC, vanity wash hand basin with cupboard below, shaver point, chrome heated towel rail, extractor fan, engineered oak flooring, side aspect frosted window.

BEDROOM 2

11'1 x 8'11 (3.38m x 2.72m)

Cast iron feature fireplace, TV point, double radiator, built-in double wardrobe, rear aspect window offering stunning views towards May Hill.

BATHROOM

Four piece suite comprising corner bath with mixer tap and shower detachment, WC, wash hand basin, double shower cubicle accessed via sliding glazed screen with inset overhead and detachable hand shower, engineered oak flooring, single radiator, mirror with light, extractor fan, spotlighting, side aspect frosted window.

OUTSIDE

Pedestrian gated access to the original front door with driveway to the rear. There is parking for three vehicles on the top driveway with access to:

SINGLE DETACHED OAK FRAMED GARAGE

Accessed via double opening doors with power and lighting.

Gated access from the garage area leads to the front door, with five bar double gated access to the driveway which leads to a further gravelled parking and turning area. There is an outside wood store / field shelter and a further wood store / bin store / general open storage area which leads to:

DETACHED GARAGE / HOME OFFICE / ANNEXE BUILDING

Briefly comprising:

GARAGE

19'3 x 9'0 (5.87m x 2.74m)

Accessed via double doors, housing the Worcester LPG gas-fired boiler, power and lighting.

HOME OFFICE

19'0 x 8'9 (5.79m x 2.67m)

Power and lighting, network point, radiator.

GYM

19'0 x 9'10 (5.79m x 3.00m)

Power, spot lighting, radiator, TV point and thermostat controls.

AN EXTERNAL WOODEN STAIRCASE LEADS TO:

FIRST FLOOR ANNEXE

LIVING AREA

16'4 to 18'8 max x 12'7 (4.98m to 5.69m max x 3.84m)

Eaves storage space, two Velux roof lights, spot lighting, double radiator, kitchenette with sink, base and wall units, space for under counter appliance, thermostat control. Door to:

BEDROOM

10'9 x 7'6 (3.28m x 2.29m)

Single radiator, wall light fittings, Velux roof light. Opening through to:



SHOWER ROOM

8'4 x 6'8 (2.54m x 2.03m)

Single shower cubicle with inset overhead detachable shower, extractor fan, chrome heated towel rail, built-in WC, vanity wash hand basin with mixer tap and cupboard below.

AIR SOURCE HEATED SWIMMING POOL

17'0 (5.18m)

With raised patio surround, enjoying the lovely views.

The formal gardens comprise of raised patio seating areas, lawns, gravelled area, raised deck. The previous owners kept horses and contoured access leads to the lower part of the gardens which comprises large flat area, previously used as a manège.

The total plot measures just under one acre.

SERVICES

Mains water and electricity, septic tank, oil-fired central heating, air source heat pump for the swimming pool.

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

Severn Trent - to be confirmed.





LOCAL AUTHORITY

Council Tax Band: F

Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

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

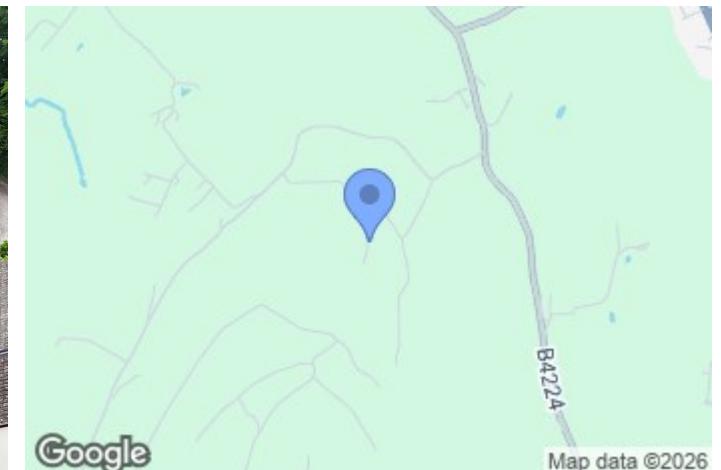
From the A40 in Lea, take the B4224 signposted to Mitcheldean. Proceed along passing Noden Drive on your right hand side, then take the next right into Watery Lane and second left and proceed up Lea Bailey Hill, where the property can be located at the top of the hill on your left hand side, as indicated by our 'For Sale' board.

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.





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 | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | EU Directive 2002/91/EC | | |



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

Residential Sales | Residential Lettings | Auctions | Surveys