



**Bay Tree Cottage , Ross-On-Wye HR9 7SL**  
**Guide Price £725,000**





## Bay Tree Cottage , Ross-On-Wye HR9 7SL

• Detached country home • Luxury and high-end specification • Plot approaching 1/3 of an acre • Outbuildings with annexe potential • No onward chain • Located in rural village • Herefordshire Council. Tax Band F - £3265.04 (2025/2026) • EPC B84



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#### Entrance hall

You are welcomed into the home via front door with window to the side. Limestone flooring, oak staircase with glass balustrade, under stairs storage and bench, doors leading off to the ground floor rooms.

#### Living room

Feature fire place with inset wood burning stove creating a cosy atmosphere, engineered oak flooring and dual aspect windows.

#### Open plan kitchen/dining/family room

A stunning open plan family space with superbly appointed and hand made kitchen. The bi folding doors at the rear offer fabulous views over the garden and farmland beyond. There are two large skylights and window to the side aspect which along with the doors allow in an abundance of natural light. There is a built in Sonos speaker system, inset ceiling spot lights and a recess for wall mounted TV. Stylish wall panelling and the continuation

of limestone flagged flooring give the room character alongside the modern finishes. The kitchen is individual in its design and boasts granite worktops, a range of base and wall mounted bespoke units, island with storage and sink unit, built in Miele appliances include, microwave, coffee machine and dishwasher. There is space for range style cooker and American fridge/freezer.

#### Utility room

Practical and useful storage, all hand made, granite worktop with sink and drainer, plumbing for washing machine and space for further appliance, door and window to the side, limestone flooring continued.

#### WC

Modern suite comprising WC and vanity wash basin, frosted window to the front aspect.

#### First floor landing

Two storage cupboards with one housing hot water cylinder. Doors off.



### **Master bedroom**

Rear aspect window with far reaching views over gardens and countryside beyond. TV recess in wall.

### **En suite shower room**

Sliding pocket door into luxury and stylish suite, with shower enclosure incorporating overhead rain shower and further handheld attachment, vanity wash basin and WC. Attractive tiling throughout plus Velux roof light.

### **Bedroom two**

A range of built in wardrobes and window to the front elevation.

### **Bedroom three**

TV recess in the wall, window to the front elevation.

### **Bedroom four**

Window to the rear overlooking gardens.

### **Family bathroom**

Very well appointed with stand alone bath, separate walk in shower enclosure with overhead rain shower and further attachment, hand basin, WC, window to the rear with far reaching views.

### **Outside**

Iroko electric gates lead to gravelled driveway with parking for several vehicles and to the garage. Gated side access leads to the fabulous rear garden with large expanse of patio with sunken area ideal for hot tub or al fresco dining. The majority of

the garden is mainly laid to lawn offering fantastic family play space and is all enclosed by fencing. The whole plot is approaching 1/3 of an acre.

### **Garden office**

Ideal space for those running a business or working from home. This exceptional space benefits from bi folding doors, window to the rear to take in the views and wall mounted heating and air conditioning unit. There is a bespoke walnut acoustic panelling.

### **Garage**

With double doors to the front giving access to storage area. Via a side door in access into a kitchen area and WC. External oak steps lead up to an office/bedroom space with shower room offering ideal annex accommodation subject to necessary planning permission.

### **Location**

Gorsley is a village situated in the heart of the countryside of rural South Herefordshire straddling the border with Gloucestershire. The village is surrounded by woodland and overlooked by Linton Ridge and May Hill with the Malvern Hills and the Cotswolds, providing beautiful surroundings to enjoy walks and other outdoor activities. Gorsley is a friendly welcoming community with its Baptist Chapel, village hall, a primary school and nursery. There is also a public house where locals enjoy socialising and home made cuisine. The village has a bus service and good motorway links to the M50 and M5.





## Material information

Tenure: Freehold

Council tax band: F

Local Authority & rates: Herefordshire Council -  
£3265.04 (2025/2026)

Electricity supply: mains

Solar panels owned.

Water supply: mains

Sewerage: septic tank

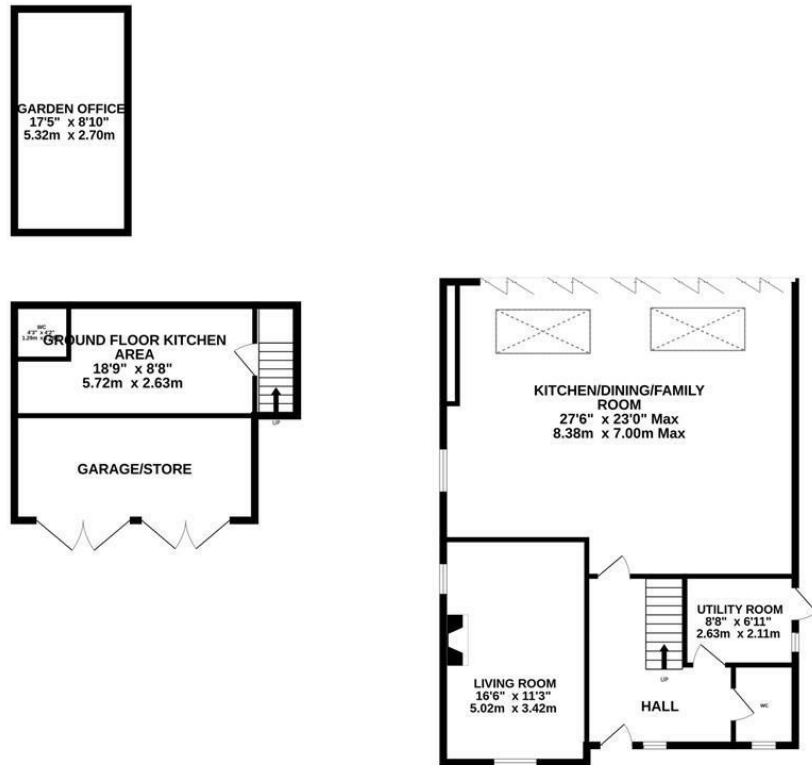
Heating: Air source. Underfloor heating on  
ground floor

Broadband speed: Basic 17 Mbps Superfast 80  
Mbps

Mobile phone coverage: EE, Vodafone,  
Three, O2



**GROUND FLOOR**  
1501 sq.ft. (139.5 sq.m.) approx.



**1ST FLOOR**  
1002 sq.ft. (93.1 sq.m.) approx.



**TOTAL FLOOR AREA : 2504 sq.ft. (232.6 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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