



Cherry Lea
Fishpool | Kempley | Dymock | Gloucestershire | GL18 2BT

FINE & COUNTRY



Step inside

Cherry Lea

Offers over £1,000,000

Situated in the beautiful village of Kempley, between the market towns of Ross-on-Wye and Ledbury, this spacious single-storey property boasts several acres of land, beautiful countryside views and a pair of annexes providing a regular income.

The house itself is very spacious, having been extended by the current owners, and offers three double bedrooms, a wonderful open plan kitchen-dining room, lounge, fitness room (with option to create a fourth bedroom), study and utility.

The grounds amount to around 3 acres in total, with well-maintained gardens, paddocks, a two-bedroom and a one-bedroom annexe and three garages, with plenty of parking to the front and side of the property.

Kempley is a peaceful village situated in a very scenic location on the Herefordshire-Gloucestershire border. There are numerous countryside and woodland walks on your doorstep, including the locally renowned daffodil trail in the spring. Ross-on-Wye, Newent and Ledbury all offer a range of options for schooling, leisure activities and plenty of independent pubs, shops and cafes.

The property is accessed via a front porch, which leads into an entrance hallway. From here, a doorway to your left leads into a very spacious lounge with woodburning stove and windows to front aspect giving views over rolling green countryside.

Steps lead down from the lounge to a separate reception room, with window to front aspect and a door leading outside to the rear garden. This room offers a multitude of potential uses, including a 4th bedroom, fitness room, music room, children's playroom or workspace to offer at home holistic or sports injury therapies etc. As it has independent access.

Back to the hallway, you have access to all three bedrooms. The principal bedroom is very spacious, with two large windows allowing plenty of light in and offering a lovely view over the gardens and towards the Malvern Hills beyond. There are fitted wardrobes and access to a modern en-suite, with shower, W.C, bidet, vanity wash basin with fitted wall mirror above and a wall-mounted electric heated towel rail.

The two further bedrooms are both spacious doubles, both looking out to the front of the property with pleasant countryside views. A generous family bathroom is located opposite these rooms, with large corner shower, corner bath, W.C, wash basin, bidet.

Next to the bathroom is an airing cupboard, and a second walk-in storage cupboard with fitted shelving and lighting.



To the far end of the hallway, you enter the kitchen, which is modern and brightly coloured, with crystal white worksurfaces, and spearmint & marshmallow coloured units, integrated Neff oven with slide under door, ceramic hob with extractor hood above, integral fridge/freezer, stainless steel sink and space for a dishwasher.

The kitchen opens up into a stunning dining room, a more recent addition to the house completed by the current owners. There is a large glass atrium style roof, doorway outside to the patio area and bi-fold doors onto the patio and overlooking the gardens.

Just off the kitchen is a separate utility room with further storage cupboards and worksurfaces, space and plumbing for additional appliances, stainless steel sink and a window to the side of the property.

From the utility, a door leads into a very spacious home study, with side window and plenty of space for shelving, desks etc. A door from the home study gives access into the integrated single garage.







Step outside

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The property enjoys a beautiful position, with views over rolling green fields to the front, and far-reaching panoramic views to the rear which take in a section of the Malvern Hills.

The grounds amount to around 3.0 acres in total. There is a beautifully maintained garden adjoining the house, dotted with fruit trees and flowerbeds that burst into colour during the spring and summer. There is a large wood store and garden shed, a patio area and a raised base currently used for a hot tub with gazebo. (Please note the hot tub and gazebo are not included in the sale price but can be purchased separately).

From the garden, there are two separate gates that lead into the first of two paddocks, which is enclosed by hedging. A further gate leads from here to the lower, and larger, of the two paddocks, which offers space for a horse or two, sheep, or for keeping chickens.

To the front of the property is plenty of parking space, a large pond, and a gravelled courtyard area to the side of the house.

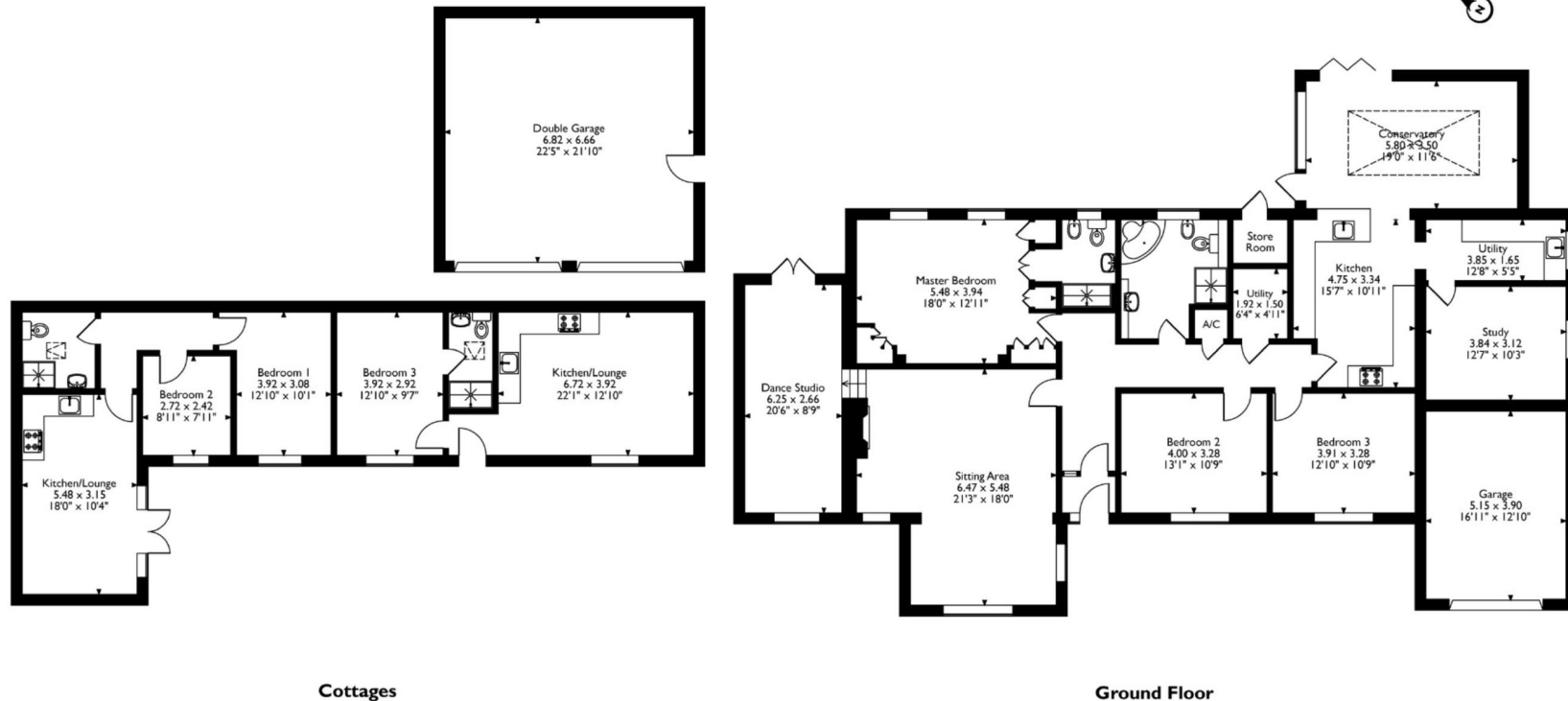
One of the key features of this property is a pair of single-story annexes situated opposite the main house, currently bringing in a healthy income as holiday rentals. One features two bedrooms, a lounge-kitchen and bathroom, the other features one bedroom, lounge-kitchen and bathroom.

Both are well appointed and offer separate parking from the main house, with the one bedroom annexe also enjoying its own hot tub area. (The hot tub and gazebo and furniture and fittings in the annexes are not included in the sale price but can be purchased separately). Here is also a detached double garage, with roller doors, power and light inside and a bin storage area to the side of it.

DIRECTIONS From Ross-on-Wye leave the M50 at Junction 3. Turn left and then take the very next right signposted for Kempley and Ross Golf Club. Stay on this lane as it winds its way all the way through to Kempley, and the property can be found shortly after on the right hand side.



Approximate Gross Internal Area
 Main House = 195 Sq M/2099 Sq Ft
 Garage = 65 Sq M/699 Sq Ft
 Cottage = 84 Sq M/904 Sq Ft
 Total = 344 Sq M/3702 Sq Ft

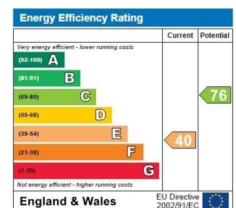


Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Postcode: GL18 2BT | Tenure: Freehold | Tax Band: F | Authority: Forest of Dean Council | Heating: Oil | Drainage: Mains



*Internet speed according to the BT Availability Service using the postcode and landline
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