



Cherry Lea

Fishpool | Kempley | Dymock | Gloucestershire | GL18 2BT

FINE & COUNTRY



Step inside

Cherry Lea

Cherry Lea offers a relaxed lifestyle in a quiet and picturesque location with almost three acres of gardens and paddocks, with glorious views over fields and towards the majestic Malvern Hills. This spacious and flexible three-bedroomed, detached single-storey house is situated on the edge of Kempsey village, and is ideal for families or recently retired people looking for a life in the countryside, with room to keep livestock and grow vegetables. Its two self-contained annexes are ideal for multi-generational living or income-generating holiday lets.

Cherry Lea's spacious and light-filled lounge lies at the heart of this detached 1930's single-storey house, which has been thoughtfully extended and updated to suit modern lifestyles. With windows that make the most of the glorious views of rolling countryside and a woodburning stove for cosy nights in front of the fire, it's an area designed for relaxing.

A short flight of steps leads from the lounge to a separate room that's perfect for a studio, an office area, a fitness zone or an extra bedroom. It has French doors looking out into the garden, providing independent access, and wooden flooring.

The spacious open plan kitchen-dining room lends itself to family living. Its roof lantern ensures there's plenty of daylight and attractive spearmint and marshmallow-coloured fitted units with crystal white surfaces provide plenty of space for storage and work. There's an integrated Neff oven with slide-under door, ceramic hob with extractor hood above, an integral fridge-freezer, a stainless steel sink and space for a dishwasher. The dining area has bi-fold doors leading onto the patio and looking out over the gardens.

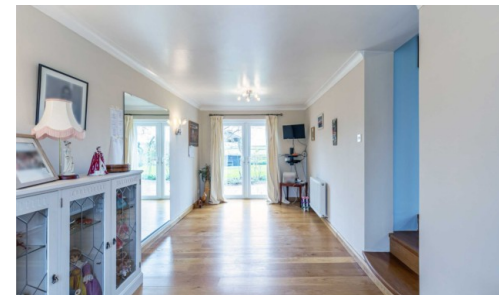
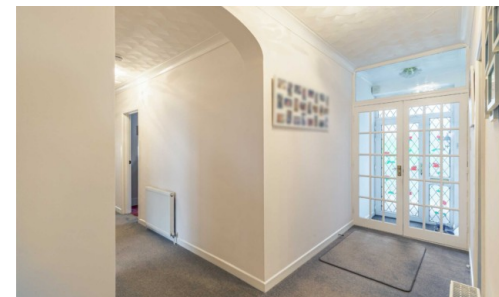
Just off the kitchen is a separate utility room with further storage cupboards and work surfaces, a stainless steel sink and space and plumbing for more appliances.

A door leads from the utility room to a generous home study, with a side window and plenty of space for shelving and desks etc. A door from the home study gives access into the integrated single garage, currently used as a workshop and storage. The generously sized master bedroom has two large windows that allow in plenty of natural light and provide beautiful views of fields and the Malvern Hills beyond.

There are fitted wardrobes and an en suite with a shower, WC, bidet and wash basin with a wall mirror and electric heated towel rail. The other two double bedrooms both enjoy pleasant views. A generous family bathroom is located opposite these rooms, with a large corner shower, corner bath, W.C., wash basin and bidet. There's an airing cupboard and walk-in storage cupboard too.

Entry to Cherry Lea is through a front porch that leads to a hallway.

Adjoining the main house is a pair of annexes, one with two bedrooms and the other with one, and both with a lounge-kitchen and bathroom and separate parking from the main house. Both annexes currently bring in a healthy income as holiday rentals, but could be re-purposed for older children and/or grandparents, or home office spaces. The one-bedroomed annexe also has its own hot tub area*.









Step outside

Cherry Lea

Cherry Lea looks out over green fields and enjoys far-reaching panoramic views, including a section of the Malvern Hills, behind. The three acres of grounds surrounding the house include a large pond, well-maintained garden with lawns, fruit trees, shrubs and well-stocked flower beds, along with two paddocks that can be reached by gates leading from the garden and are perfect for keeping ponies, chickens or sheep.

There is room for stabling, a large wood store, a greenhouse and a garden shed, along with a patio area with a raised base that's currently used for a hot tub with a gazebo*.

There are three garages, one of which is a detached double with roller doors, and plenty of parking on the paved hard surfaces to the front and side of the property. The other is attached to the house. There is also a gravelled courtyard to the side.

Cherry Lea is approached by its own driveway.

Agents notes:

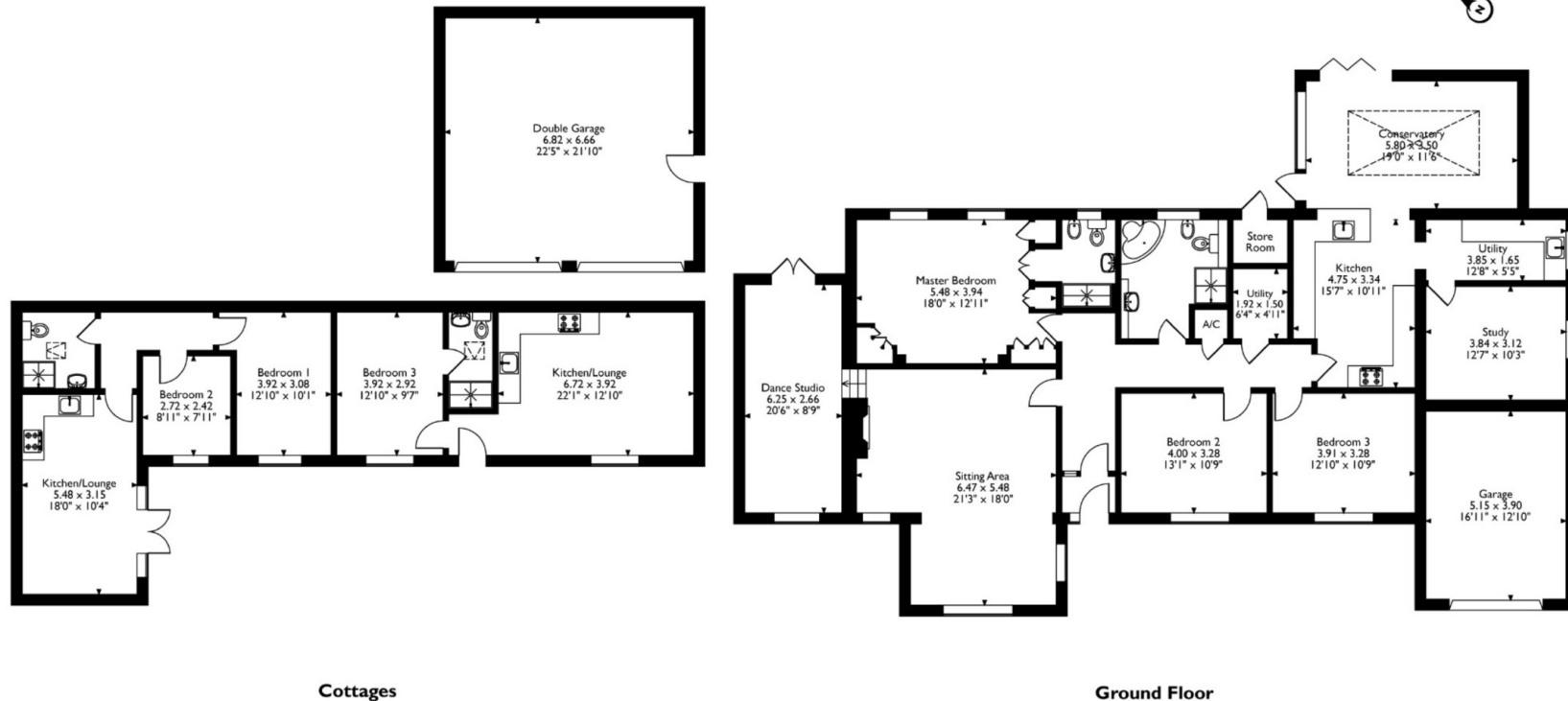
* Hot tubs and their gazebos are not included in the sale price but can be purchased separately.

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



Kempeley is a beautiful and historic village, famous for its fabulous displays of native daffodils in springtime, woodland walks and two historic churches, and is ideally placed for walking and bike riding in the countryside. The village of Dymock lies within two miles and has a primary school and pub. The market towns of Ledbury and Ross-on-Wye are both eight miles away and Newent five miles, all of which offer a wide selection of shops, pubs, schools and services. The cities of Hereford and Gloucester are both 17 miles away.

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

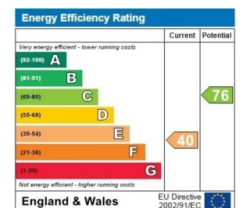


Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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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