



The Mill House

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

£625,000



Motivated seller's priced to sellCHAIN FREE***

The Mill House is not just a property it's a lifestyle. With its blend of traditional charm and modern amenities, this residence offers a unique opportunity to embrace countryside living at its finest.

This delightful property boasts a total of four bedrooms and two inviting reception rooms, one of which leads out onto a spacious deck offering breathtaking views of the surrounding rolling countryside.

The oak framed building that houses a gym and a home office, both featuring full-width bi-fold patio doors that open up to panoramic views.

Additionally, there is a garage and above it, a self-contained apartment perfect for holiday lets.

Spanning approximately an acre of land, the property is enveloped by beautifully landscaped gardens which slope down to a natural hedge boundary. The heated swimming pool, conveniently located near the timber framed outbuilding, offers a perfect spot to relax while enjoying the stunning views of the countryside.

Entrance

Kitchen/Breakfast Room
13'4 x 12'1 (4.06m x 3.68m)

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

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

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

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

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





WC

Bedroom 1
13'6 x 9'4 (4.11m x 2.84m)

Ensuite Shower Room

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

Bathroom

OUTSIDE

Leaving the country lane a driveway for 4 cars and a detached wooden car garage, there is then a five-bar gate that leads down to further parking and easily able to accommodate a motor home or caravan etc.

There are initially two areas that are laid to lawn, turning then to patio/terracing with the large decking area to the rear of the house. At the bottom of the rear garden there is a large flat grassed area, perfect for family ball games.

The air-source heated swimming pool has the most fantastic views and is situated conveniently close to both the house and to the outbuilding.

Annex/Holiday let:

The oak framed building has been designed for multiple use. The first part found on the left, is a garage/store with double doors, the midsection is used as a home office and has bi-fold doors, the right-hand section has been used as a spacious home gym, again with bi-fold doors.

Steps up lead to the first floor the accommodation has potential for holiday let or annex.

Services

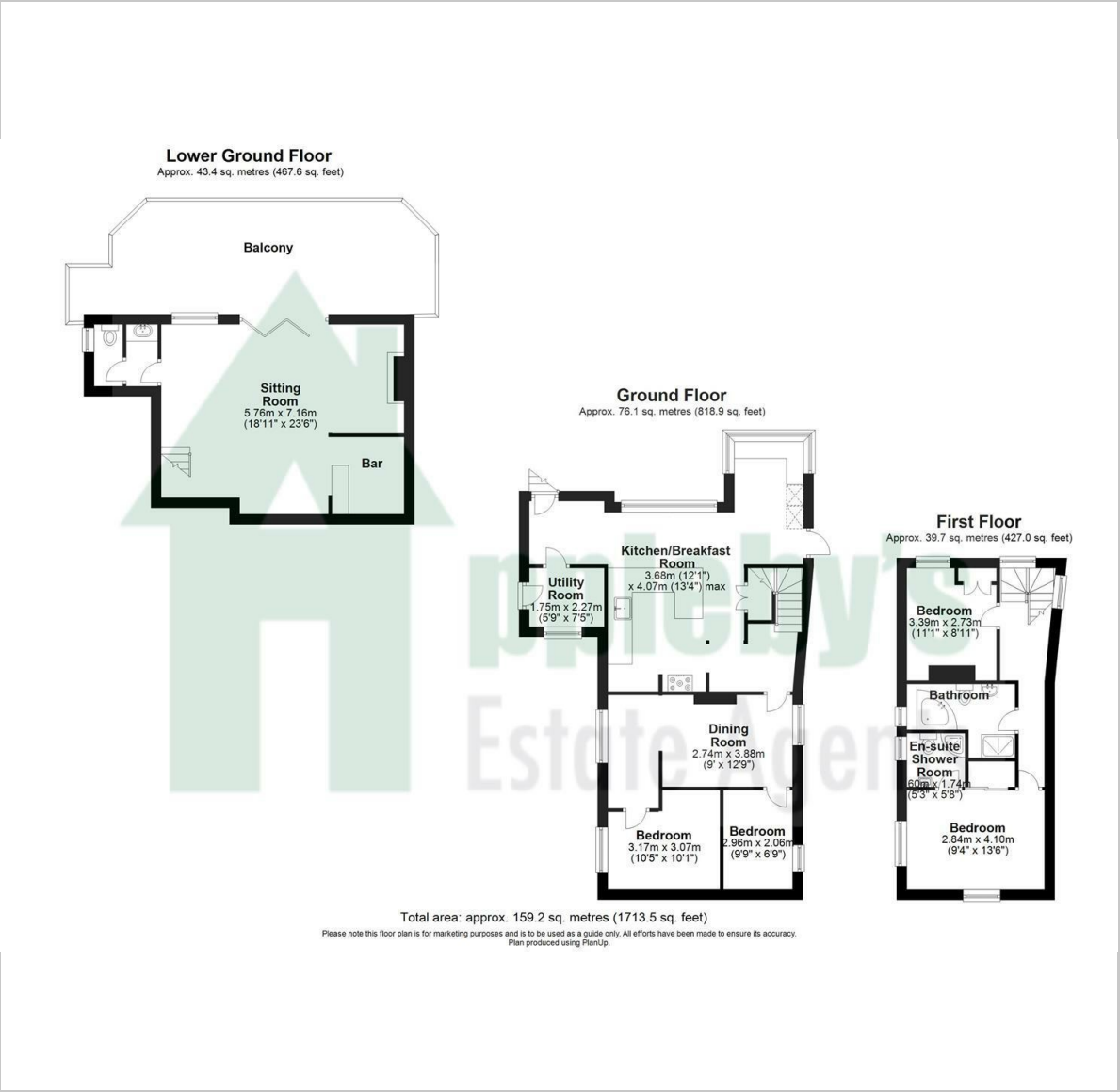
Septic tank and oil-fired central heating

Forest Of Dean District council tax band F

Tenure
Freehold



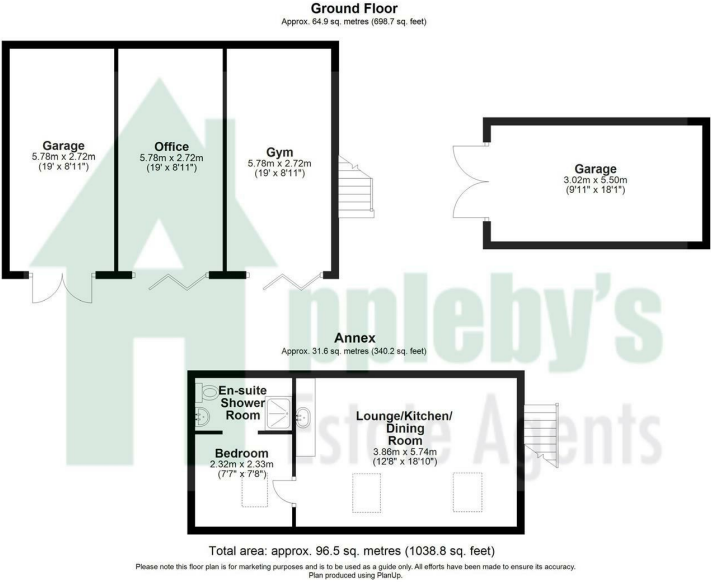
Floor Plan



Viewing

Please contact our Appleby`s Office on 01452 690553 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Graph

