



The Larches
Gorsley, Ross-On-Wye HR9 7SL



STEVE GOOCH
ESTATE AGENTS | EST 1985

The Larches

Guide Price £999,950

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Sat centrally in FIVE ACRES OF STUNNING FORMAL GARDENS and GROUNDS, THE LARCHES is a BEAUTIFULLY POSITIONED FIVE BEDROOM DETACHED COTTAGE having MASTER EN-SUITE, FOUR RECEPTIONS plus GYM and GAMES ROOM, VARIOUS OUTBUILDINGS to include CAR PORT with ROOM OVER, situated in a TRANQUIL UNSPOILT SEMI-RURAL LOCATION within a THRIVING VILLAGE.

Gorsley offers amenities to include a Post Office / shop with coffee house, primary school, public house, Baptist chapel, C of E church and bus service to Ross-on-Wye, Newent and Gloucester for further amenities.

For the commuter access can be gained to the M50 motorway (junction 3) for connection with the M5 motorway, linking up the Midlands, and the North, Wales, London and the South.

Sporting and leisure facilities within the area include a choice of golf clubs, various forms of shooting and fishing, a dry ski slope, and active sporting teams such as football, rugby and cricket.



Enter the property via wooden front door into:

ENTRANCE PORCH

Mosaic tiled floor, side aspect window. Thumb latch door into:

SNUG

12'8 x 9'9 (3.86m x 2.97m)

Brick fireplace with cast iron log burner (not in use), exposed wooden floorboards, single radiator, front aspect window.

LIVING ROOM

19'1 x 10'6 (5.82m x 3.20m)

Cast iron log burner with flagstone hearth, exposed beamwork, single radiator, two front aspect windows.

GYM

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

Single radiator, front aspect window. Opening through to:

GAMES ROOM

14'4 x 10'11 (4.37m x 3.33m)

Modern panel radiator, wall lights, vaulted ceiling with exposed beamwork and roof light, front and rear aspect windows, side aspect French doors to the patio and gardens.

FROM THE SNUG, STEP LEADS DOWN TO:

REAR HALL

10'10 x 8'1 (3.30m x 2.46m)

Engineered wooden flooring, single radiator, under stairs storage cupboard, stairs leading to the first floor.

SITTING ROOM

13'5 x 11'2 (4.09m x 3.40m)

Cast iron log burner with tiled hearth, engineered wooden floorboards, wall light fittings, double radiator, rear aspect window, side aspect double glazed French doors to patio and gardens.

THUMB LATCH DOOR FROM THE REAR HALL LEADS TO:

KITCHEN

12'5 x 11'6 (3.78m x 3.51m)

Comprising of a range of base and wall mounted units with laminated worktops and tiled splashbacks, quarry tiled flooring, built-in SMEG oven, SMEG four ring hob with extractor fan over, microwave, one and a half bowl stainless steel sink unit with spotlighting, double radiator. Opening through to:

OAK FRAMED DINING ROOM

13'5 x 10'10 (4.09m x 3.30m)

Feature glazed vaulted ceiling with exposed oak beams, Mandarin Stone flooring, double radiator, French doors leading out to the patio and gardens.





UTILITY ROOM

11'7x 11'6 (3.53mx 3.51m)

One and a half bowl Belfast sink unit with mixer tap, plumbing for dishwasher, space for washing machine, base and wall mounted units with wooden worktops and tiled splashbacks, thermostat controls, double radiator, tiled flooring, space for American fridge / freezer, two side aspect windows.

SHOWER ROOM

6'0 x 5'8 (1.83m x 1.73m)

Suite comprising corner shower cubicle with inset shower system, vanity wash hand basin with mixer tap and cupboard below, tiled flooring, tiled splashbacks, heated towel rail, rear aspect frosted window.

BOOT ROOM

11'6 x 6'6 (3.51m x 1.98m)

Alternate front door, tiled flooring, housing the Worcester oil-fired boiler, Velux roof light.

FROM THE REAR HALL, STAIRS LEAD TO THE FIRST FLOOR.

LANDING ROOM / STUDY AREA

14'7 x 12'6 (4.45m x 3.81m)

Currently used as a study area with exposed Border Oak beams, access to roof space, two rear aspect windows.

MASTER SUITE

21'5 x 12'1 (6.53m x 3.68m)

Exposed Border Oak beamwork, double radiator, side and rear aspect windows offering a lovely outlook. Door to:

EN-SUITE

8'5 x 7'1 (2.57m x 2.16m)

Large shower cubicle accessed via concertina glazed screen with inset overhead and detachable shower systems, vanity wash hand basin with mixer tap and cupboard below, WC, tiled floor and walls, extractor fan, heated towel rail.

FROM THE LANDING, STEPS LEAD UP TO:

MAIN LANDING

Inset spotlights, door to storage cupboard with slatted shelving, Velux roof light. Step leads down to:

BEDROOM 2

13'4 x 11'1 (4.06m x 3.38m)

LVT flooring, single radiator, side and rear aspect windows offering lovely views.

BEDROOM 3

11'5 x 7'11 (3.48m x 2.41m)

Single radiator, front aspect window.

BEDROOM 4

11'8 x 8'2 (3.56m x 2.49m)

Single radiator, front aspect window.

BEDROOM 5 / STUDY

9'2 x 8'0 (2.79m x 2.44m)

Built-in wardrobes accessed via louvre doors, single radiator, front aspect window.

BATHROOM

Suite comprising of tiled panel bath, shower cubicle with inset shower system, WC, wash hand basin with cupboard below, Victorian style radiator with towel rail, inset spotlighting, access to roof space, thumb latch door into further storage cupboard with single radiator, slatted shelving and storage space, feature side aspect arrow slit windows, front aspect frosted window.

OUTSIDE

An electric gated approach and sweeping driveway leads to the front of the cottage. The gravelled driveway continues around the side of the property to the rear parking and turning area which leads to:

DOUBLE CAR PORT

26'5 x 19'1 (8.05m x 5.82m)

Power and lighting. Double doors lead to:

WORKSHOP

15'10 x 12'11 (4.83m x 3.94m)

Staircase leads to:

TOOL SHED

15'10 x 13'5 (4.83m x 4.09m)

LOFT ROOM (ABOVE CAR PORT)

26'3 x 26'1 (8.00m x 7.95m)

Currently used for storage, power and lighting, rear aspect roof light.

CELLAR

29'6 x 11'11 (8.99m x 3.63m)

Steps at the front lead down into the cellar which houses the well water filtration system, hot water tank, radiator, power and lighting.

The cottage sits centrally within a five acre plot with the main formal garden area from the dining room and sitting room, comprising block paved and slabbed seating areas, enclosed walling and fencing, pergola covered hot tub (available via separate negotiation) with power and lighting. A wrap around deck leads to the front of the property where there is a further block paved area, featured pergola with mature wisteria. To the left hand side of the driveway approach there are lawned areas with areas containing mature trees. There is also a wildlife pond. To the right hand side of the driveway, you will find the grazing paddocks accessed via a separate five bar gated access from the lane. To the right hand side of the cottage, there is a further block paved seating area surrounded by purple slate planted borders with formal lawns, planted borders surrounding, enclosed by hedging and walling. Beyond this to the side and rear, there are further grazing paddocks and a Gorsley stone built wooden shed and store.

SERVICES

Water supplied by a well (private water supply), mains electricity, septic tank, oil-fired heating.





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.

LOCAL AUTHORITY

Council Tax Band: G
Herefordshire Council, Plough Lane, Hereford, HR4 0LE.

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.

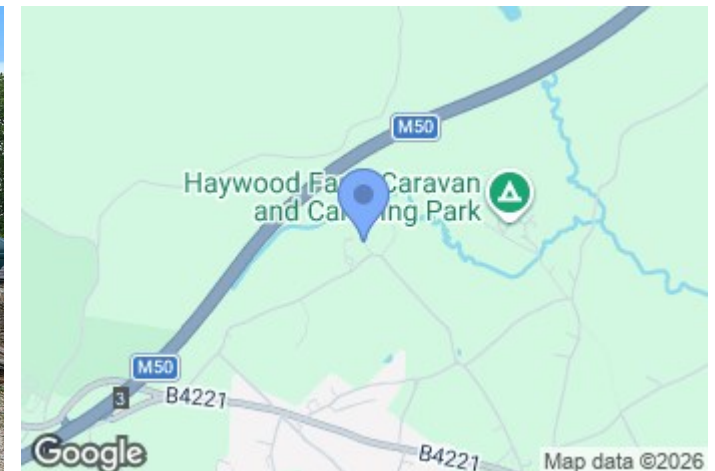
DIRECTIONS

From Newent, proceed along the B4221 passing through Kilcot to Gorsley. Take the right hand turn into Burrups Lane, continuing along until you reach the triangle. Carry straight on where the property can be found on the left hand side as marked by our 'For Sale' board.

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PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).





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.

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



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