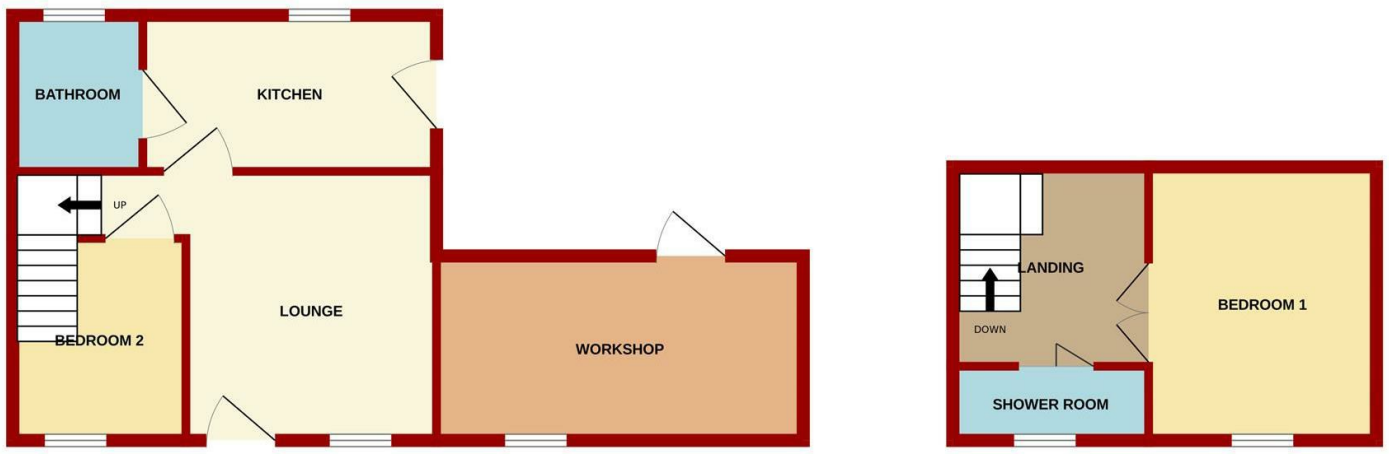
Rose Cottage
Gorsley, Ross-On-Wye HR9 7SL

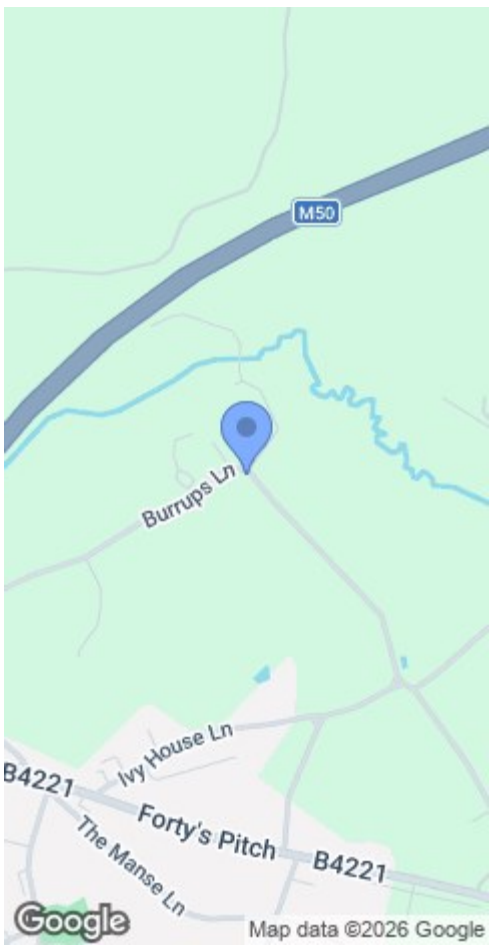
STEVE GOOCH
ESTATE AGENTS | EST 1985



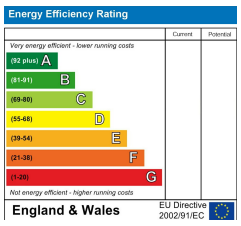
GROUND FLOOR

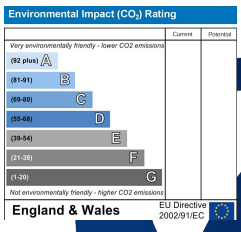


1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2026





MISREPRESENTATION DISCLAIMER
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.

£269,950

A TWO BEDROOM DETACHED COTTAGE in NEED OF RENOVATION located in a POPULAR VILLAGE LOCATION having a 250FT REAR GARDEN, DOUBLE GARAGE AND PLANNING PERMISSION for erection of TWO STOREY SIDE AND REAR EXTENSION.

Gorsley offers amenities to include 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.

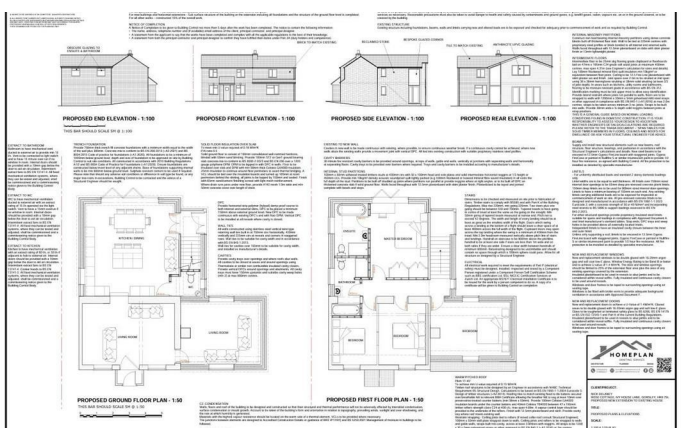














The property is entered via a wooden front door into:

LOUNGE
11'3 x 12'1 (3.43m x 3.68m)
Open fireplace with log burner, power points, exposed beam, door to stairs leading to the first floor, front aspect window

BEDROOM 2
7'10 x 9'1 (2.39m x 2.77m)
Power points, front aspect window.

KITCHEN
13'2 x 7'0 (4.01m x 2.13m)
Range of bas units, space for under counter appliance, electric oven, halogen hob, stainless steel sink rear aspect window, half glazed UPVC side door.

BATHROOM
5'0 x 7'2 (1.52m x 2.18m)
White suite in need of re-fitting, water tank, rear aspect frosted window.

FROM THE LOUNGE, A TURNING STAIRCASE LEADS TO THE FIRST FLOOR.

LANDING
8'10 x 3'4 (2.69m x 1.02m)
Exposed ceiling and wall timbers.

BEDROOM 1
9'9 x 12'3 (2.97m x 3.73m)
Power points, exposed wall and ceiling beams, front aspect window.

SHOWER ROOM
8'8 x 3'3 (2.64m x 0.99m)
Shower cubicle, sink, WC, F.A window.

OUTSIDE
To the front of the property there is a garden area enclosed by hedging and a pathway leads to the front door.

A shared driveway, at the side of the property, leads to an off road parking and turning area.

There is a stone and brick built outbuilding to the side measuring approximately 14'9 x 8'2 accessed via a rear wooden door with a front and side aspect window.

To the rear of the property, a door leads to an outside WC.

There is a water tap, hardstanding and the rear gardens measure approximately 250 ft in length and are mainly laid to lawn and back onto woodland.

DETACHED GARAGE
17'7 x 16'8 (5.36m x 5.08m)
Plus store to the side via French doors. (No up and over door fitted to garage and power has been run to the building but not connected.)

AGENT'S NOTE
Planning permission passed for demolition of rear of property and erection of two storey side and rear extensions. Planning Permission Reference Number: P251638/FH.

In accordance with the Estate Agency Act 1979, we inform prospective purchasers that this property is owned by a relative of Steve Gooch Estate Agents, although the company has no financial interest in the property.

SERVICES
Mains water and electric, treatment plant drainage.

WATER RATES
Welsh water - to be confirmed.

LOCAL AUTHORITY
Council Tax Band: D
Herefordshire Council, Plough Lane, Hereford, HR4 0LE.

TENURE
Freehold.

DIRECTIONS
From Newent, head towards Ross on Wye and upon entering the village of Gorsley, turn right just before the Road Maker Inn where the property will be located after a short distance on the left hand side as marked by our For Sale board.

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