



Lea House
Linton, Ross-On-Wye HR9 7RY

SG | **STEVE GOOCH**
ESTATE AGENTS | EST 1985

Lea House

£415,000

Linton, Ross-On-Wye HR9 7RY

A spacious **THREE-BEDROOM DETACHED VILLAGE HOME** offering generous living accommodation, **BEAUTIFUL COUNTRYSIDE VIEWS** and **WRAPAROUND GARDENS**, set in the sought-after Herefordshire village of **LINTON**. The property features **TWO LARGE RECEPTION ROOMS** linked by a striking **DOUBLE-SIDED WOOD-BURNING STOVE**, three double bedrooms, a conservatory, utility room and **SUBSTANTIAL DOUBLE GARAGE**, together with **AMPLE DRIVEWAY PARKING**. With its combination of space, character and rural outlook, this is a wonderfully versatile home within easy reach of **ROSS-ON-WYE AND THE M50**.

Linton is a small village offering a village hall, church and a public house situated approximately 5 miles from the market town of Ross-on-Wye, 15 miles from Gloucester and 18 miles from Hereford and just over 2 miles to the M50 motorway for The Midlands and South Wales.

Sporting and leisure facilities within the area include a choice of Golf Clubs including the 'Ross-on-Wye Course', approximately 3/4 of a mile away and the new 'Twin Lake South Herefordshire Course', plus various forms of Shooting and Fishing, the Dry Ski Slope at Gloucester, active Rugby, Football and Cricket teams etc.



Lea House is a generously proportioned detached home situated in the attractive Herefordshire village of Linton. Offering considerably more living space than might be expected from a three-bedroom property, the house combines large, flexible reception rooms with three double bedrooms, excellent storage and extensive outdoor space.

At the heart of the ground floor are two substantial reception rooms, connected by a characterful double-sided wood-burning stove. The rooms provide plenty of space for both relaxed family living and entertaining, while retaining distinct areas that can be used as sitting and dining spaces.

The kitchen is complemented by a separate utility room, while the conservatory provides an additional light-filled living space overlooking and opening onto the garden.

Upstairs are three well-proportioned double bedrooms, together with the bathroom facilities. The principal bedroom is particularly generous and enjoys an attractive outlook across the surrounding village and countryside.

Outside, the property is surrounded by mature wraparound gardens, with lawns, established planting and a choice of areas for sitting and entertaining. The gardens give the house a wonderfully green and private setting, while views towards the surrounding countryside and village add to its rural character.

A substantial double garage and generous driveway provide excellent parking, storage and workshop potential — a particularly useful feature for a property of this type.

Entered via a wooden stable door, with tiled flooring and windows to the front and side.

PORCH

5'03 x 4'01 (1.60m x 1.24m)

SITTING ROOM

15'05 x 17'04 (4.70m x 5.28m)

A generous reception room centred around the double-sided fireplace with wood-burning stove. Two archways either side of the fireplace connect through to the adjoining lounge/dining room, creating a particularly spacious and sociable ground-floor layout. Front-facing window and stairs to the first floor.





LOUNGE / DINING ROOM

21'01 x 11'07 (6.43m x 3.53m)

An impressive 21ft dual-aspect reception room with plenty of space for both dining and relaxed seating. The double-sided fireplace and wood-burning stove forms a striking focal point and connects the room with the adjoining sitting room. Windows to both the front and rear.

CONSERVATORY

14'04 x 9'07 (4.37m x 2.92m)

A bright additional living space overlooking the garden, with exposed stonework, tiled flooring and double doors opening directly outside.

KITCHEN / BREAKFAST ROOM

10'08 x 9'09 (3.25m x 2.97m)

Fitted with a range of wall, base and drawer units, stone worktops and splashbacks, and a granite sink with mixer tap. Space and plumbing are provided for an oven and dishwasher, with room for a breakfast table and chairs. Rear-facing window overlooking the garden.

UTILITY ROOM

13'08 x 6'08 (4.17m x 2.03m)

A particularly useful and spacious utility room with fitted storage and worktops, plumbing for a washing machine and tumble dryer, and the Worcester oil-fired boiler. Exposed stonework adds character, while doors provide direct access to both the rear garden and double garage.

SHOWER ROOM

Fitted with a corner shower enclosure with mains shower, pedestal wash basin and WC, with a front-facing window.

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

LANDING

15'02 x 5'10 (4.62m x 1.78m)

A spacious landing with access to the loft and airing cupboard, together with a front-facing window providing natural light.

PRINCIPAL BEDROOM

21'07 x 11'07 (6.58m x 3.53m)

An exceptionally generous dual-aspect principal bedroom extending to over 21ft, with extensive built-in wardrobes and additional fitted storage. The rear-facing window enjoys beautiful westward views across rolling countryside towards the Wye Valley and surrounding hills.

BEDROOM 2

12'01 x 10'02 (3.68m x 3.10m)

A well-proportioned double bedroom with a rear-facing window and countryside outlook.

BEDROOM 3

10'01 x 9'09 (3.07m x 2.97m)

A further double bedroom with a rear-facing window overlooking the garden and surrounding landscape.

BATHROOM

Fitted with a panelled bath, pedestal wash basin and WC, with windows to the front and side providing plenty of natural light.

OUTSIDE

There is off road parking for two vehicles which in turn leads to up and over doors to the double garage.

DOUBLE GARAGE

18'10 x 17'07 (5.74m x 5.36m)

A substantial double garage with power and lighting, two up-and-over doors and a separate internal storage room. The garage is also accessible directly from the utility room.

The property benefits from off-road parking for two vehicles in front of the double garage. The mature gardens wrap around the house, with the principal garden positioned to the front and enjoying an attractive outlook towards Linton Church. This area is predominantly laid to lawn with established flower borders and low stone walling. The garden continues around the side of the property to the rear, where a landscaped area finished in Cotswold gravel provides a low-maintenance space for outdoor dining and entertaining. Mature planting, a seating area and waterfall feature create an attractive setting which benefits particularly from the evening sun.

The gardens have been thoughtfully planted to provide colour throughout the seasons and are enclosed with fencing and trellis.

SERVICES

Mains water and electric, newly installed treatment plant, 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.

WATER RATES

Welsh Water.





LOCAL AUTHORITY

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

TENURE

Freehold.

VIEWING

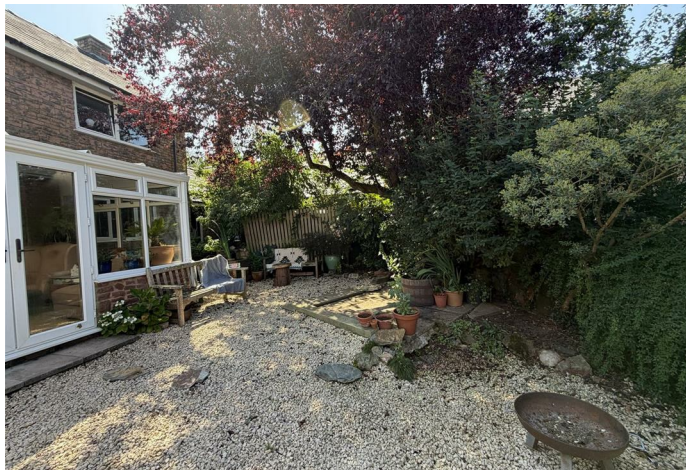
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From the office proceed along the High Street taking the next left at the traffic lights signposted to Ross On Wye. Proceed through the villages of Kilcot and Gorsley passing the entrance to the M50 on the left hand side taking the next left signposted to Linton. Proceed along here for approximately 1 mile and upon entering the village of Linton, go down to the triangle taking the next left continuing along passing The Alma Inn Public House where the property can be found on the right hand side in the centre of the village opposite the church.

PROPERTY SURVEYS

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



GROUND FLOOR
1228 sq.ft. (114.1 sq.m.) approx.

1ST FLOOR
670 sq.ft. (62.3 sq.m.) approx.



TOTAL FLOOR AREA : 1898 sq.ft. (176.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(40-60) C		
(55-68) D			(39-49) D		
(39-54) E			(29-38) 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	EU Directive 2002/91/EC	





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