



1 Orchard View, Lea, Ross-On-Wye, HR9 7GL

Guide Price £375,000

An Attractive Three-Bedroom Converted Former School offering Attractive Living With Characterful Touches Throughout. Situated In The Highly Sought-After Village Of Lea. Offering The Best Of Rural Life With Excellent Amenities, Well-Proportioned Reception Rooms, Private Garden, And Convenient Access To Ross-on-Wye, Hereford, and Gloucester. EPC E. No Chain

Bedrooms: 3 | **Bathrooms:** 2 | **Receptions:** 2





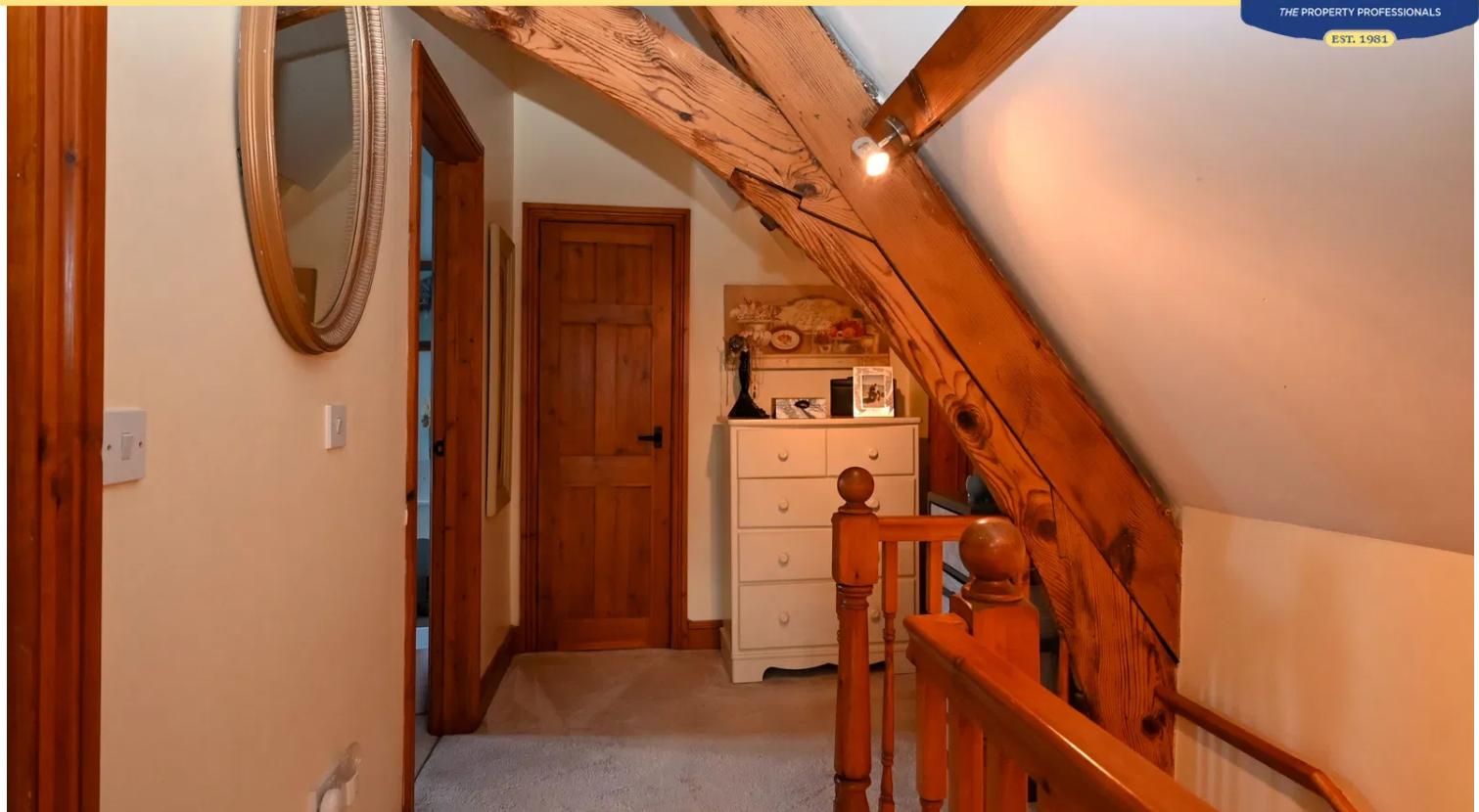
Lea is a picturesque village in Herefordshire, conveniently located on the A40 outskirts of picturesque Ross on Wye midway between Hereford and Gloucester. Surrounded by rolling countryside and close to the Forest of Dean, it combines rural charm with excellent transport connections. The village offers a warm community atmosphere with a well stocked shop, a popular and recently renovated pub, a busy village hall, together with a well regarded primary school and regular Church services. With its blend of heritage, natural beauty, and accessibility, Lea provides an appealing setting for those seeking a traditional village lifestyle with easy links to nearby towns and cities.

Orchard View is a three-bedroom home situated in Lea, a Herefordshire village with local amenities and a rural setting. The property was converted from a former school in 2006 and now combines character with modern features. The entrance hall leads to a spacious sitting room, which includes a feature fireplace and connects to a separate dining room. These areas provide adaptable space for daily living and visitors.

The kitchen is equipped with a range cooker, integrated appliances, and good worktop space, and provides direct access to a rear garden. On the first floor, there are three bedrooms. The main bedroom has a fitted wardrobe and an en-suite with a shower. A family bathroom, featuring a bath with a shower over, serves the other bedrooms. Orchard View offers a balanced village lifestyle with practical features and access to local amenities.

An early inspection is recommended.





Entrance Hall

Cloakroom

Sitting Room - 6.1m x 3.86m (20'0" x 12'8"). Feature fireplace, radiator, understairs cupboard, doors to dining room.

Kitchen - 4.55m x 3.63m (14'11" x 11'11"). Base and eye level units, work surface over. Range cooker with gas hob and electric oven. Wall mounted gas boiler, radiator and tiled flooring. Integrated under counter fridge, freezer, washing machine and dishwasher. Open to:

Dining Room - 4.85m x 2.84m (15'11" x 9'4"). Door to rear garden

Landing. With build in cupboard.

Bedroom 1 - 4.7m x 3.25m (15'5" x 10'8"). With fitted wardrobe

Ensuite. With Shower, wash basin, WC and heated towel rail.

Bedroom 2 - 4.57m x 2.62m (15'0" x 8'7"). With fitted wardrobe.

Bedroom 3 - 2.87m x 2.44m (9'5" x 8'0").

Family Bathroom. Bath with shower over, wash basin, WC and heated towel rail.



Outside - To the front of the property there is off-road parking for two vehicles, along with access to the enclosed garden. This area is mainly laid to lawn with a patio, creating a pleasant outdoor space that is directly accessible from the living room and ideal for outdoor seating, gardening, or relaxation. There is also the benefit of a garden shed.

In addition, there is a small rear garden, also laid to lawn and bordered by box hedging, which can be accessed either from the kitchen or from the parking area.

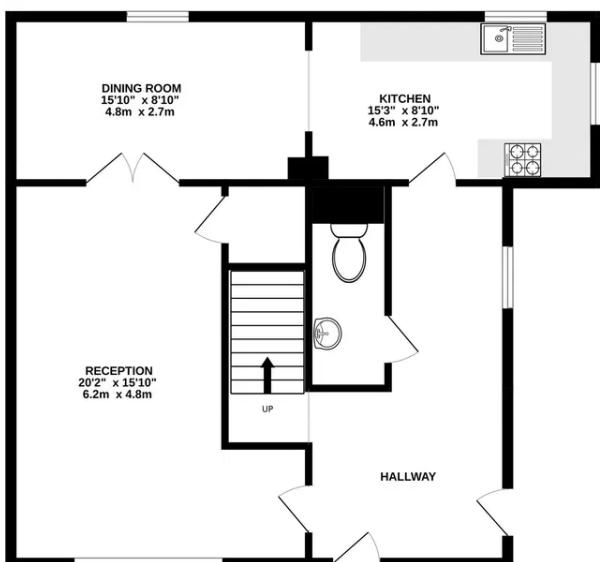
Directions - From our office at 30 Gloucester Road, Ross-on-Wye, head east on Gloucester Road (A40). Continue to follow the A40 for approximately 3.5 miles, passing through the village of Weston under Penyard. Upon entering Lea just before the Church turn left signposted Lea village Hall and Orchard View will be located on your left-hand side.

Services - We have been advised that mains electricity, water and drainage are connected to the property. Heating and hot water is via LPG. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant authorities. No statement relating to services or appliances should be taken to infer that such items are in satisfactory working order and intending purchasers are advised to satisfy themselves where necessary.

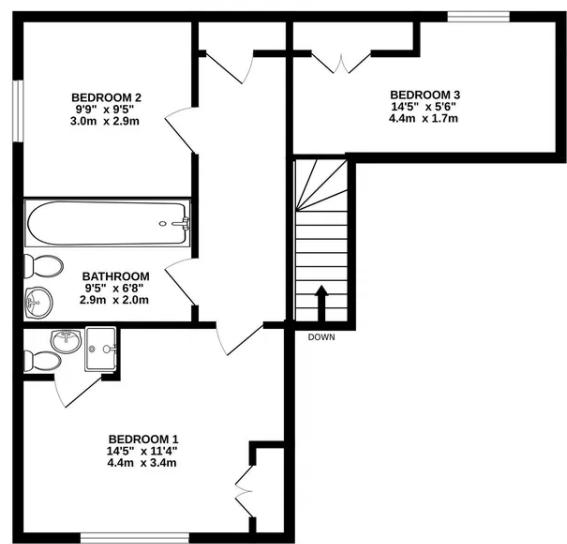
Tenure - Freehold. We are advised (subject to legal verification) that the property is freehold.



GROUND FLOOR
796 sq.ft. (73.9 sq.m.) approx.



1ST FLOOR
508 sq.ft. (47.2 sq.m.) approx.



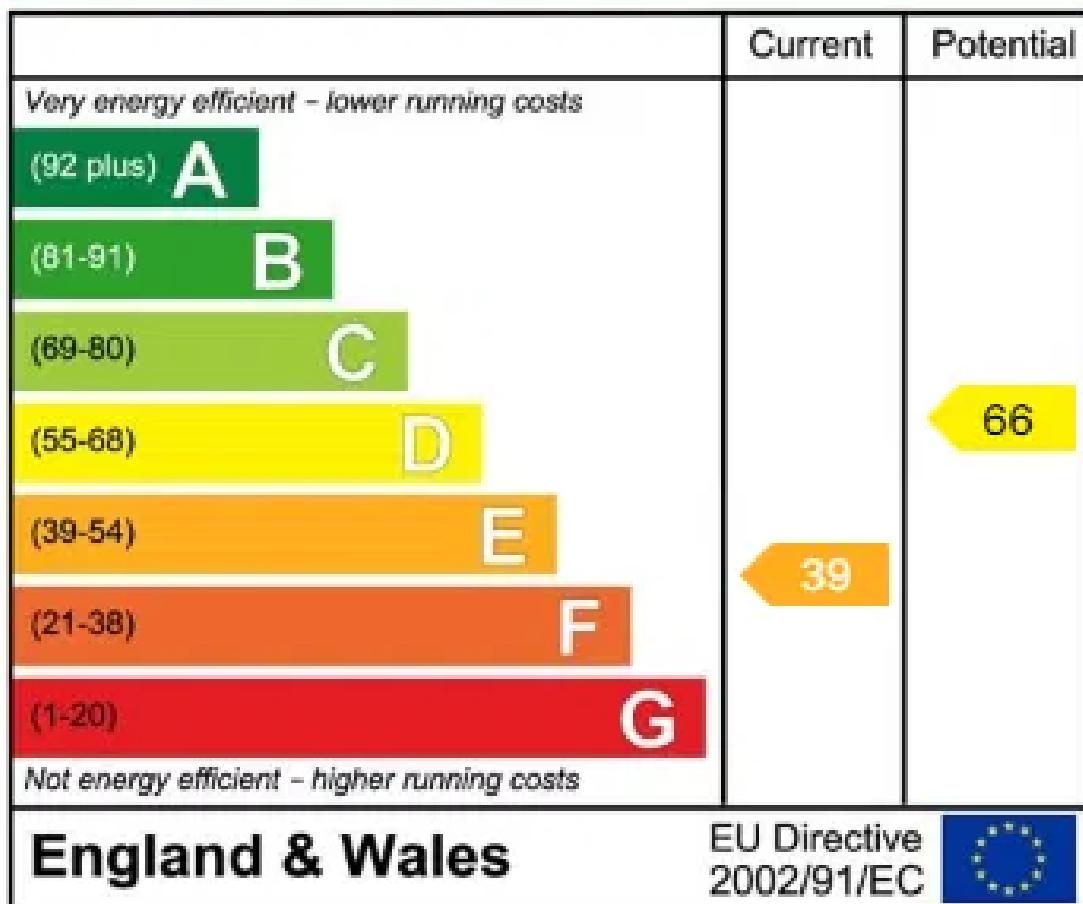
TOTAL FLOOR AREA : 1304 sq.ft. (121.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.

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Energy Efficiency Rating



General. Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request. John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formerly verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

Viewing

By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648).

Council Tax Band

COUNCIL TAX BAND "D" This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

EPC

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