

Wisteria Cottage

Gorsley, Ross-on-Wye HR9 7SW

STEVE GOOCH
ESTATE AGENTS | EST 1985

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Offers Over £750,000

WISTERIA COTTAGE is a FIVE BEDROOM DETACHED GORSLEY STONE PROPERTY benefiting from a MODERN TRIPLE GARAGE with ACCOMMODATION ABOVE, SET WITHIN BEAUTIFUL MATURE GARDENS of THREE QUARTERS OF AN ACRE. The property has been RENOVATED BY THE CURRENT VENDOR, whilst still OFFERING EXCITING POTENTIAL FOR FURTHER IMPROVEMENT.

Gorsley is a popular and sought-after village situated on the Herefordshire and Gloucestershire border, surrounded by beautiful rolling countryside, woodland and farmland. The village enjoys a strong community spirit and offers an attractive rural setting whilst remaining conveniently placed for access to neighbouring towns and excellent transport links.

Local amenities include Gorsley Goffs Primary School, a community shop and post office, the Roadmaker Inn public house, Baptist church, Christ Church and community facilities. The surrounding countryside provides an abundance of scenic walks, bridleways and opportunities for outdoor pursuits, with the Forest of Dean, Wye Valley and Malvern Hills all within easy reach.

The nearby historic market town of Newent, approximately 4 miles away, offers a comprehensive range of facilities including independent shops, supermarkets, cafés, restaurants, public houses, a library, doctors' surgery, dental practices and pharmacies, together with nursery, primary and secondary schooling. Newent also benefits from a leisure centre with swimming pool, various sporting clubs and the picturesque Newent Lake, providing a lovely setting for recreational walks.

The historic market town of Ross-on-Wye is approximately 5 miles away, offering a further range of shopping, dining, educational and leisure facilities, together with attractive riverside walks. Ledbury is approximately 10 miles distant, Gloucester 15 miles and Hereford 19 miles.

Gorsley benefits from regular bus services, including the community-led 232 Daffodil Line, which operates seven days a week, connecting the village with Newent, Ross-on-Wye, Ledbury and surrounding villages. The Stagecoach 32 service also provides connections to Gloucester.
Ross-on-Wye, Newent, Ledbury and surroundings.

The village is particularly well positioned for commuters, with convenient access to Junction 3 of the M50 motorway, providing onward connections to the M5 motorway network, Cheltenham, Worcester, Birmingham and the Midlands. Railway stations at Ledbury and Gloucester offer services to London and other major destinations.

Combining the charm of countryside living with a welcoming community, excellent local amenities and convenient transport connections, Gorsley is a desirable location for families, professionals and those seeking a more relaxed rural lifestyle.



Enter the property via double glazed French doors into:

ENTRANCE PORCH
5'5" x 4'4" (1.65m x 1.32m)
Side aspect window, through further double glazed door into:

ENTRANCE HALL
15'6" x 12' (4.72m x 3.66m)
Herringbone flooring, double radiator, stairs leading off, thermostat control, door to cellar space.

LOUNGE
14'4" x 12'2" (4.37m x 3.71m)
Cast iron log burner, tiled hearth and wooden surround, two radiators, picture rail, wall light fittings, exposed beam, laminate flooring, front aspect sash window, side aspect window. Opening through to:

DINING ROOM
12'3" x 10' (3.73m x 3.05m)
Double radiator, laminate flooring, wall light fittings, picture rail, side aspect window and front aspect sash window.

SHOWER / WET ROOM
10'4" x 4' 3" (3.15m x 1.22m 0.91m)
Concertina glazed screen into large shower cubicle, electric overhead detachable shower system, mosaic tiled floors and walls, WC, wash hand basin, mixer tap, Victorian styled radiator, side and rear aspect windows.

STUDY
11'8" x 8'9" (3.56m x 2.67m)
Corniced ceiling, storage cupboard, radiator, two side aspect windows. Thumb latch door into rear hallway.

From the entrance hall, a step leads down into:

UTILITY ROOM
15'8" x 8'8" (4.78m x 2.64m)
Range of base and wall mounted units, wooden work tops, tiled splash backs, Worcester gas-fired boiler. space for tumble dryer and washing machine, Belfast sink unit with mixer tap, tiled flooring, spot lighting, rear aspect window. Steps from here lead up to the side hall. which can also be accessed from the study.

SIDE HALL
9' x 8'7" (2.74m x 2.62m)
Exposed floor boards, spot lighting, single radiator, glazed wooden door leading into:

CONSERVATORY (in need of renovation)
16'2" x 10'6" (4.93m x 3.20m)
Lower Gorsley stone, upper wooden double glazed, polycarbonate roof, lighting and French doors out to the gardens.













Steps lead down from the utility room into:

KITCHEN / BREAKFAST ROOM
13'3" x 11' (4.04m x 3.35m)
Base and wall mounted kitchen units, laminated work tops, tiled splash backs, built-in double oven, double bowl stainless steel sink, mixer tap, plumbing for dishwasher, space for further under counter appliance, tiled flooring, single radiator, side and rear aspect windows, double glazed stable door leads out to a covered canopy area, which has a thumb latch door into:

PANTRY
6'9" x 4'8" (2.06m x 1.42m)
Shelving, storage, rear aspect window.

GARDENER'S TOILET
5'5" x 3'4" (1.65m x 1.02m)
WC, Belfast sink, tiled flooring, rear aspect frosted window.

FROM THE ENTRANCE HALL, A TURNING STAIRCASE LEADS TO THE FIRST FLOOR.

LANDING
Single radiator, access to roof space, door to storage cupboard, side aspect window.

BEDROOM ONE
14'4" x 12'2" (4.37m x 3.71m)
Beautiful ornate cast iron fireplace, decorative wooden surround, two double radiators, coving, side aspect window, front aspect double glazed sash window.

BEDROOM TWO
12'2" x 10' (3.71m x 3.05m)
Exposed floor boards, ornate cast iron fireplace, wooden surround, single radiator, access to roof space, side aspect window, front aspect double glazed sash window.

BEDROOM THREE
12' x 9'11" (3.66m x 3.02m)
Single radiator, side aspect window.

BEDROOM FOUR
11'3" x 8'5" (3.43m x 2.57m)
Single radiator, door to storage cupboard, side aspect window, USB power point.

BEDROOM FIVE
9' x 8'6" (2.74m x 2.59m)
Exposed floor boards, single radiator, side aspect window.

FAMILY BATHROOM
8'5" x 7'9" (2.57m x 2.36m)
Stunning Victorian style suite, comprising 'his' and 'hers' wash hand basins, mixer taps, cupboards below, marble effect work surface, WC, walk-in double shower cubicle, overhead detachable showers, tiling and wall panelling, inset spotlighting, door to airing cupboard with hot water tank, side aspect window.

OUTSIDE
To the front, vehicle access is through wrought iron double gates, pedestrian access via wooden gates with further wrought iron gates providing access to the driveway and the gardens. The main driveway to the right of the cottage provides ample off-road parking and turning with five bar electric gated rear access from Burrups Lane. The driveways lead to the recently constructed attached triple garage.

The cottage is set in a beautiful mature .08 of an acre plot, largely laid to lawn, enclosed by wood panel fencing, hedging, lovely mature trees scattered throughout, the vendors have erected a tree house, area for chickens, greenhouse, storage sheds, composting area.

TRIPLE GARAGE
29'2" x 19'9" (8.89m x 6.02m)
Accessed from the front via three sets of double barn doors, power and lighting, stainless steel sink unit, pedestrian door, side aspect window.

An external staircase gives access to the room above.

SELF-CONTAINED FLAT ABOVE GARAGES
29'9" x 15'8" (9.07m x 4.78m)
Open plan, laminate flooring throughout, electric heating, TV point, inset spotlighting. Kitchenette with base units, electric oven, induction hob, extractor fan over, sink unit with mixer tap, wooden work tops, tiled splashbacks, space for freestanding fridge / freezer, door into shower room, rear aspect Velux windows, front aspect window,

SHOWER ROOM
8'6" x 5' (2.59m x 1.52m)
Double shower cubicle accessed via sliding glazed screen, with Triton electric shower, WC, wash hand basin, mixer tap, cupboard below, spotlighting, heated towel rail, extractor fan.

SERVICES
Mains water and electric, septic tank, LPG gas, solar panels with two x 10kw batteries.

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. Key fob for rear gate held at the office.

DIRECTIONS
From Newent, proceed along the B4221 passing through Kilcot to Gorsley. Take the right hand turn into Burrups Lane where the rear driveway can be located 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).

AWAITING VENDOR APPROVAL
These details are yet to be approved by the vendor. Please contact the office for verified details.







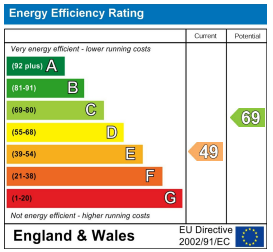
GROUND FLOOR
1832 sq.ft. (170.2 sq.m.) approx.

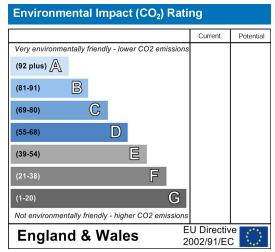
1ST FLOOR
1235 sq.ft. (114.8 sq.m.) approx.



TOTAL FLOOR AREA : 3067 sq.ft. (285.0 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.

