



The Lodge

Long Orchard House | Lea | Ross-on-Wye | Herefordshire | HR9 7JY

FINE & COUNTRY



Step inside

The Lodge

This wonderful detached 1930's home sits on the edge of Lea, a much sought after village close to Ross-on-Wye, popular with families due to its many amenities and the beautiful countryside surrounding it.

The property has been extensively upgraded by the current owners with real attention to detail and a focus on quality of finish. Everything from the heating system, electrics, kitchen, bathroom, doors, radiators and décor throughout have been replaced and upgraded, to create a beautiful home with plenty of character appeal.

The accommodation comprises a kitchen, two spacious reception rooms and a cloak room to the ground floor, with three double bedrooms and a family bathroom upstairs. Outside is a large, beautifully maintained garden with stunning south facing views, a detached garage and parking.

Lea is a village located around 5 miles east of the market town of Ross-on-Wye. Having always been popular with families and retired couples alike, the village offers a primary school, independent shop, church, village hall, bus stop and a highly regarded pub in the village of Aston Crews just a short distance away. The A40 offers easy access to Ross-on-Wye and Gloucester.

The front door leads into an entrance hallway, with stairs to first floor and, and a recently refurbished ground floor cloak room with W.C and wash basin. There are two good sized reception rooms, including a beautifully finished dining room, with parquet flooring and triple aspect windows with views over the gardens and countryside beyond. There is also a lovely lounge, with an open fireplace and stone surround, triple aspect windows and exposed floorboards.



The kitchen is a good size, and includes a large walk in pantry, plenty of storage cupboards and worksurfaces, Belfast sink, integrated double electric oven, induction hob with extractor hood above, integrated dishwasher, washing machine and tumble dryer. There is a door leading outside to the rear of the property and plenty of room for a breakfast table.

To the first floor is a spacious, open landing, with access to a loft hatch with pull down ladder and a very useful walk in storage cupboard. The three bedrooms are all generous doubles, with the principal bedroom and bedroom three enjoying spectacular views over the surrounding countryside, and bedroom 2 having a front aspect. All bedrooms have ample space for wardrobes and dresser units.







Step outside

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The outside spaces are a particular feature of the property, with a generous garden that offers plenty of privacy, alongside south facing views of wooded hills and farmland which are truly unbeatable.

The garden is mostly laid to lawn, hosting some beautiful specimen trees and a wildlife pond, with a patio area and some raised beds. There is a detached double garage, which has been adjusted to create a large workshop with a sheltered front patio area, an ideal place for enjoying those wonderful views. There is an external W.C with wash basin adjoining the garage, ideal for gardeners.

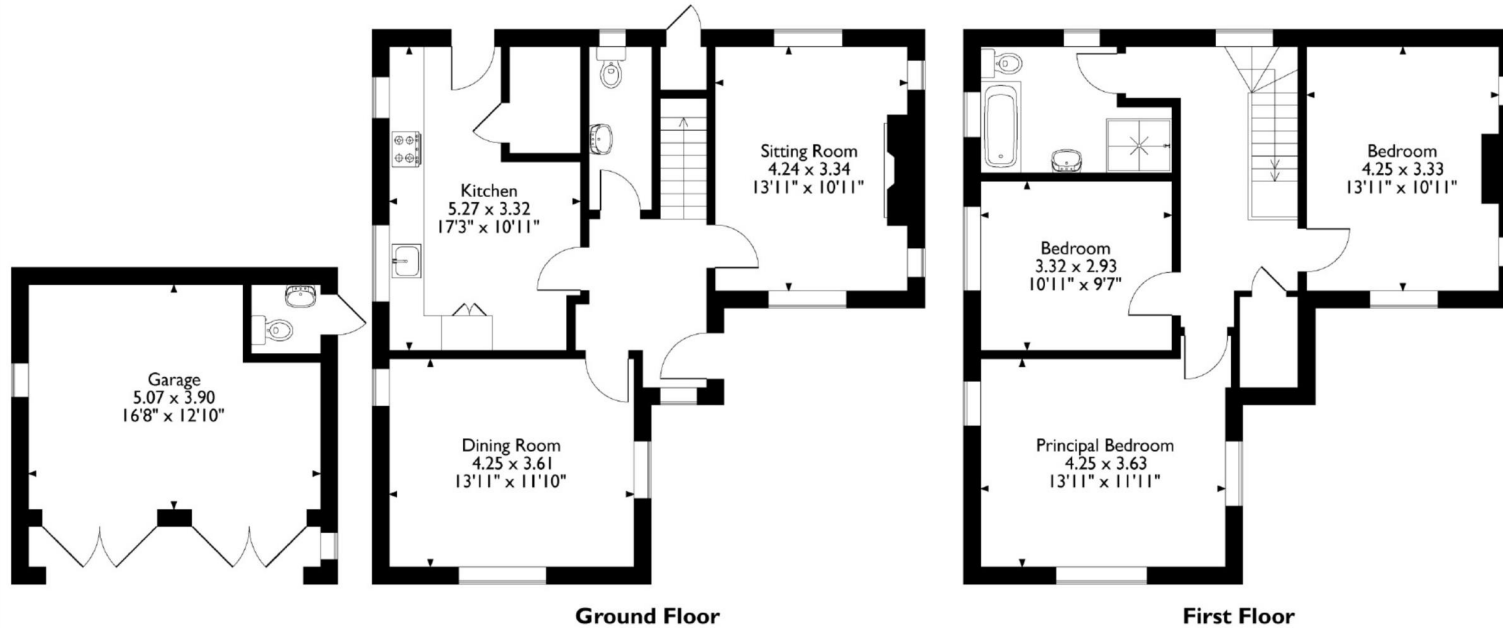
To the front is a driveway with a parking area offering space for 2 vehicles, with additional parking space as you enter through the gate.

DIRECTIONS

From the centre of Ross-on-Wye, head out of town onto the A40 towards Gloucester. After around 5 miles or so you will enter the village of Lea, and the entrance to the property can be found shortly after the turning to the primary school on the right hand side as indicated by the agent's for sale sign.



Approximate Gross Internal Area
 Main House = 122 Sq M/1314 Sq Ft
 Garage = 20 Sq M/215 Sq Ft
 Total = 142 Sq M/1529 Sq Ft

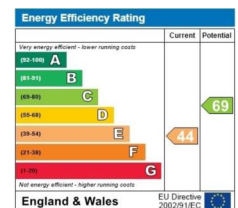


Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Postcode: HR9 7JY | Tenure: Freehold | Tax Band: E | Authority: Herefordshire Council | Heating: Oil | Drainage: Private



*Internet speed according to the BT Availability Service using the postcode and landline
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