



Cherry Place
Watery Lane | Lea Bailey Hill | Ross-on-Wye | Herefordshire | HR9 7LF

STEP INSIDE

Cherry Place

- Spacious and versatile rural home
- Beautiful countryside views
- Impressive open plan kitchen-living room with vaulted ceiling
- Spacious basement room with a wide range of potential uses
- Gardens, garage, outbuilding, parking
- Easy access to Lea village and Ross on Wye

This is a fantastic opportunity to acquire a spacious and versatile property in a wonderful rural setting. There is a very generous open-plan kitchen-living area with a striking vaulted ceiling, floor to ceiling windows on one side and a separate study area. The kitchen also gives access into a useful utility room.

The remainder of the accommodation includes three double bedrooms, two bathrooms and a lower ground floor multi-purpose room. Beneath the house is an underground basement room, providing flexible additional use—ideal for storage, a home gym, or creative studio.

To the outside are tiered gardens, offering beautiful countryside views in multiple directions, as well as parking, a garage and useful outbuilding.

Situated amidst picturesque Herefordshire countryside, near the popular village of Lea, this is a particularly well-connected and well-serviced area. The village of Lea benefits from a welcoming community atmosphere and essential amenities including a village shop/post office, a popular primary school, recently refurbished village pub and bus stops.

There are excellent transport links, with the A40, making it easy to reach nearby towns and cities. The wider region is renowned for its natural beauty, including the Wye Valley Area of Outstanding Natural Beauty, offering breathtaking scenery, woodland trails, and river walks. The nearby market town of Ross-on-Wye provides a broader range of amenities including independent shops, supermarkets, cafes, and schooling, along with commuter links via the M50. Hereford and Gloucester both offer extensive retail, cultural, and educational facilities, as well as train services.

STEP INSIDE

Although attached, once inside, this property certainly gives the impression of being fully detached in terms of the space it offers. Originally a small cottage, there is now a fantastic extension to the side forming a spectacular open plan living space which acts as the hub of this unique and appealing home.

The property is entered via a Canopied Front Entrance Porch with glazed door leading into a spectacular living area, with vaulted beamed Swedish style chalet tongue and groove ceiling. From the living area, a full height apex double glazed window gives a lovely outlook to the gardens. Further to the living area is a separate study area to one corner, ideal for home working.

The living space flows directly into the kitchen-breakfast area in an open plan design, and triple Velux windows allowing light to flood the area. The kitchen was replaced by the current owners, with modern units, a central island and fitted electric oven.

The utility room is situated adjacent to the kitchen, offering further space and plumbing for a fridge-freezer and additional appliances, with storage cupboards and a Belfast style sink.

Heading back through the living area, you enter the landing-hallway, which gives access to two good sized double bedrooms, a bathroom and separate W.C., with stairs leading downstairs.

To the lower ground floor, you have a very useful multi-purpose room with a door leading outside, ideal for a larger home office, children's play room or hobbies room. Then you enter the principal bedroom suite, which is very spacious, offering plenty of space for bedroom furniture and an en-suite bathroom.











STEP OUTSIDE

Cherry Place

The property enjoys a wonderful tiered garden with potential for further landscaping, and comprising areas of lawn with planted beds and a range of beautiful shrubs and small specimen trees, with a spring fed stream that meanders down through the garden. In addition, there is a sun terrace offering the perfect space to enjoy the tranquil and scenic surroundings.

Beneath the main extension to the left side of property is a doorway leading into a large workshop with separate boiler room. This would make a magnificent hobbies space or home gym with three windows to the rear giving ample natural light, power points and water supply.

There is parking to the front of the property, as well as a single garage, above which is a fantastic home studio. This offers great potential for conversion into additional accommodation (subject to the relevant planning permission), or as a separate home office away from the main house. This room follows the theme of the new extension with vaulted tongue and groove ceiling giving a ski lodge-style feel, with bedside lamp points and power points installed. French doors and glazed window with views over the garden.

DIRECTIONS W3W

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Cherry Place Watery Lane, Lea Bailey Hill, Ross-on-Wye

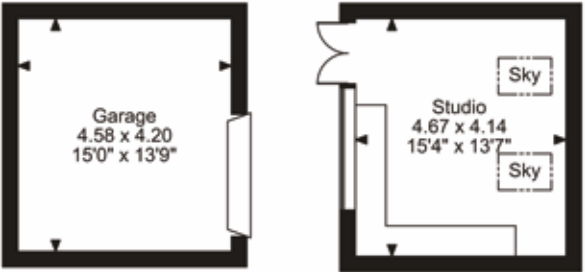
Approximate Gross Internal Area

Main House = 2330 Sq Ft/216 Sq M

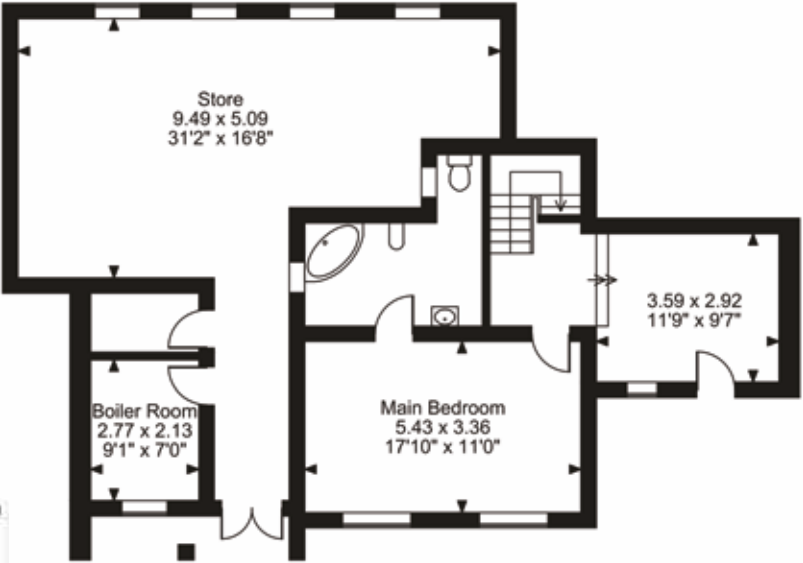
Garage = 207 Sq Ft/19 Sq M

Studio = 208 Sq Ft/19 Sq M

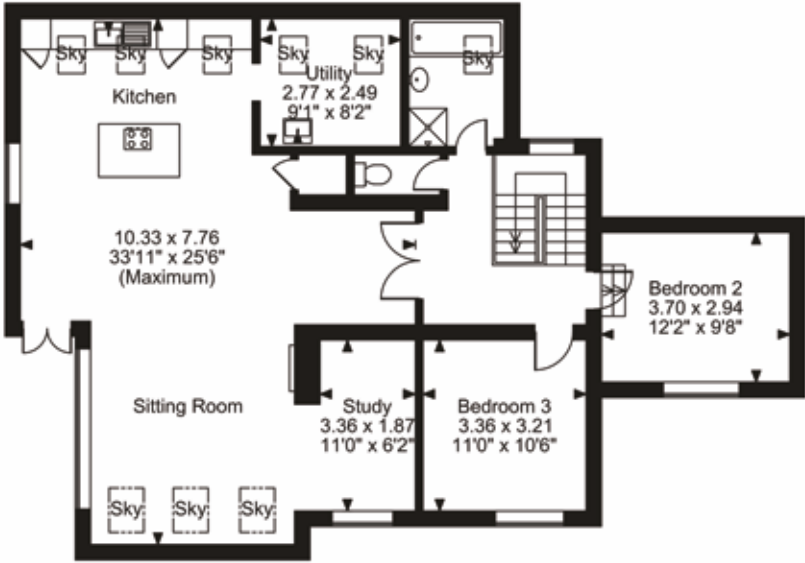
Total = 2745 Sq Ft/254 Sq M



Floor Above Garage



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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FINE & COUNTRY

Council Tax Band: E
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	68 D
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2025 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 03787696 Registered Office: Manning Stainton Limited, Leigh House, 28-32 St Pauls Street, Leeds, West Yorkshire LS1 2JT. Printed 12.09.2025



Fine & Country Ross-on-Wye
52 Broad Street, Ross-on-Wye, Herefordshire, HR9 7DY
01989 764141 | ross@fineandcountry.com

