



# SUMMER PLACE

LEA BAILEY HILL, HR9 7LG

Guide Price: £450,000

**Summer Place, a delightfully homely three-bedroom stone cottage, is perched on the side of Lea Bailey Hill. It is a truly tranquil and magical spot; the house boasts a phenomenal view of rolling patchwork fields, the Malvern Hills of Worcestershire and Herefordshire, plus May Hill - a highly distinctive Forest of Dean landmark, identifiable from a crowning clump of trees on its summit.**

Three bedrooms • Lounge • Kitchen/family room • Garden room • Family bathroom • En-suite shower room • Off-road parking • Several outbuildings including a chalet, two sheds, a greenhouse and a three-stage wood store

## Location

Lea Bailey Hill is around one mile from the village of Lea, a village in south Herefordshire that features a Church of England Primary School that carries a 'Good' Ofsted rating. There is also a village shop, a church, a garage and a pub - The Crown Inn, a 15th-century inn that is family-run and renowned for its great atmosphere and delicious Indian food.





The wooden window frames on this white cottage have been painted light blue - this classic colour combination is synonymous with going on holiday and living in this home gives one the feeling of permanently being on vacation in an idyllic woodland retreat; the location is unspoiled by sound or light pollution and offers a peaceful spot to reconnect with nature and marvel at the serenity of the natural landscape.

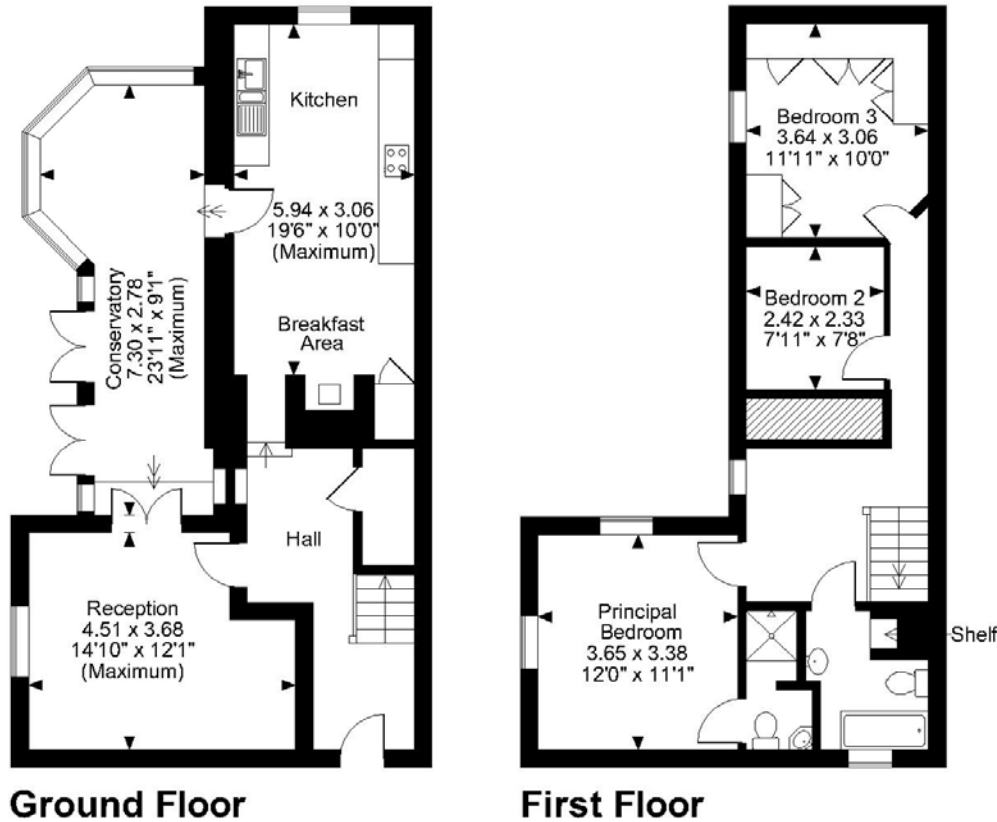
The garden is a real sensory joy; birdsong fills the air, scented roses and lavender grow in the flower beds and there is the opportunity to grow fresh fruit and vegetables in the greenhouse and there is also an apple tree and an elderberry tree. The dawn of spring brings a show-stopping display of vibrancy; a yellow haze of daffodils, a lilac carpet of bluebells and a spectacular display of pink Rhododendrons blossom. Come autumn, the changing leaves across the valley create a kaleidoscope of colour.

The cottage has been designed so that its rooms all enjoy a view of its surroundings - the lounge, three upstairs bedrooms and garden room all face the panoramic view, while the kitchen window looks out to a privately-owned woodland -giving a prime opportunity for wildlife spotting.

The chic kitchen includes plenty of food preparation and storage space, along with a wood-burning stove and a small lounge area - the space comes into its own during the winter; the combination of crackling flames and smells of delicious meals provide the most warming, cosy atmosphere.

The kitchen and entrance hall both have trendy Karndean flooring while the lounge, landing and upstairs bedrooms all feature grey wool carpets. Of these upstairs bedrooms, the master features an en-suite shower room that features a calming blue spotlight. The middle bedroom, currently utilised as a study, could accommodate a single bed and the end room -previously another double bedroom - has been transformed into a dressing room.

Approximate Gross Internal Area  
1299 Sq Ft/121 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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**Important Notice**

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.

**General Services**

LPG gas central heating. Mains water and electricity. Septic tank. Telephone line, broadband and cable TV.

**Local Authority**

**Forest of Dean District Council**  
01594 810000

**Council Tax**

Band E

**Directions**

From Ross-on-Wye take the A40 towards Gloucester and head through Weston under Penyard and Ryeford.

Shortly after you enter the village of Lea, take the right-hand turning to Mitcheldean, then, after around 600 metres, take the right-hand turning marked 'Drybrook' then stay on this road until you see a sign for Lea Bailey Hill. Summer House is situated up this hill on the left-hand side of the road.

- Ross-on-Wye 5 miles • Monmouth 14 miles
  - Gloucester 15 miles • Hereford 19 miles
  - Cheltenham 22 miles • Chepstow 22 miles
- (All distances are approximate)



55 BROAD STREET, ROSS ON WYE,  
HR9 7DY

01989 563525