



**DALCROSS, THE MANSE LANE,
GORSLEY, HEREFORDSHIRE, HR9 7SJ**

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DALCROSS, THE MANSE LANE, GORSLEY, HEREFORDSHIRE, HR9 7SJ

A PARTICULARLY COSY AND THERMALLY EFFICIENT DETACHED CHALET BUNGALOW POSITIONED ADJACENT TO OPEN GROUND CLOSE TO THE HEART OF THIS PARTICULARLY WELL SERVED VILLAGE. 180' LEVEL REAR GARDEN, SEVERAL OUTBUILDINGS AND A HUGE PAVED FORECOURT WITH AMPLE ROOM FOR MOTOR HOME, CARAVAN ETC.

14' Living Room, Inner Hall, 12' Kitchen/Breakfast Room, 12' Conservatory, 21' Master Bedroom with En-Suite Shower Room & W.C., 14' Second Bedroom & Bedroom 3/Study. Rear Hall, Laundry/Utility and Bath/Shower Room & W.C. Oil Central Heating. New Double Glazing. Large Paved Forecourt/Space for Motor Home/Caravan. 20' Garage, several further Outbuildings and 180' Lawned Rear Garden. Excellent Village amenities. M50 minutes away.

LOCATION & DESCRIPTION

Dalcross is positioned close to the heart of the dispersed village of Gorsley, some 6 miles north east of the market town of Ross-on-Wye and approx 9 miles west of the Cathedral city of Gloucester. For those needing good access to fast communications, the M50 motorway is within literally a few minutes drive. The village of Gorsley is particularly well served, with shop and post office, noted primary school, pub and Gurkha restaurant, two churches and bus service.

Since purchasing the property some 12 years ago, the current owners have carried out significant improvement and refurbishment works. These have included an array of first generation solar panels, currently bringing in an income of approx £2000 per annum. Unless changed by Government Legislation, this income is scheduled to last for 21 years, hence a future income of circa £42,000. Moreover, the original double glazing has been replaced with more efficient panels, and the loft space is particularly well insulated.

As currently utilised, the 18' master bedroom with en-suite facilities is to the first floor, whilst the ground floor has two further bedrooms (one currently in use as a study), together with a full bath/shower room & w.c.. We would also make mention of an emergency electricity generator, housed in an outbuilding, which in the case of a power outage supplies certain power points and lights in the dwelling.

Outside, the level rear garden is particularly generous, extending for approx 180' from the rear wall of the dwelling. Positioned towards the periphery of the gardens are a range of outbuildings, including a particularly generous 20' x 12' garage. For those wishing to park a motor home, caravan or similar, there is a particularly generous paved forecourt and driveway, allowing easy entry and egress for same. In detail, the property comprises the following oil centrally heated and double glazed accommodation:-

Living Room approx 14'9 x 12'6. A particularly light and pleasing room, having double glazed windows to two elevations and double glazed door, all allowing the ingress of wonderful light. Fluted wooden fireplace surround housing the coal effect gas fire. Two, ceiling mounted, three arm light fittings.

Inner Hall with fitted carpet and door through to:-

Kitchen/Breakfast Room approx 11'10 x 9'9 and having a wide range of floor mounted cupboards and drawers under marble effect working surfaces. Tiling behind working surfaces. Range of complementary, extra deep, wall mounted cupboards. Incorporated within the base units is the larder fridge. Ceramic floor tiles. Single drainer stainless steel sink unit with chrome mixer tap over. Breakfast bar to one corner. Open way through to:-

Conservatory approx 12'4 x 11'3 and having brick and plastered lower walls and double glazing to three sides complete with appealing, beige coloured vertical louvre blinds. Double pitched polycarbonate roof. Ceramic floor tiles. Double glazed door to exterior.

Bedroom 2 approx 12'6 x 11' having double glazed window to south east elevation looking out across open land towards Gloucester. Picture rail.

Bedroom 3/Study approx 11'10 x 6'9 having double glazed window to south elevation. Vertical louvre blinds. Shelving.

Rear Hall with ceramic floor tiling and double glazed door to exterior. Wide double doors opening to the **Airing Cupboard/Boiler Space**. Worcester Green Star 18/25, oil fired central heating boiler with insulated copper tank and immersion heater adjacent.

Laundry/Utility Room with plumbing for automatic washing machine, shelving and control unit and electronic display pertaining to the solar photovoltaic roof array. Shelving & light.

Bath/Shower Room & W.C. A particularly light and pleasing room with obscured glass, double glazed windows to two elevations. Most attractive veined wall tiles, which form the backdrop to the white suite comprising panelled bath, pedestal wash hand basin and low level w.c. Stand alone corner shower cubicle housing the Mira Event shower. Ceramic floor tiles.

First Floor

Master Bedroom Suite of overall max dimensions approx 21' x 10'9 although not all of this room is of full standing height. A wonderfully light room with two extra large, double glazed Velux roof lights and additional double glazed window to north east elevation overlooking the long rear garden. A series of low level doors give access to capacious eaves wardrobes and storage space. Door through to:-

Shower Room & W.C. Again with white suite comprising pedestal wash hand basin, low level w.c. & shower cubicle housing the Mira Sport instantaneous electric shower. Double glazed window to south west elevation and wooden double doors opening to capacious storage space. Cork tiled floor.

OUTSIDE

A splayed approach of attractive Cotswold chippings opens through double wooden gates onto an **Extensive Paved Driveway** sufficient not only for several vehicles, but providing excellent hardstanding for e.g. motor home, caravan etc.

Positioned alongside the approach splay is a neat area of lawn with Silver Birch tree to one corner, Cotoneaster and Hebes.

The wide paved driveway continues past the front of the bungalow to the **Excellent, Brick Built Garage**. This is of overall external dimensions approx 20' x 12' and stands under a double pitched, tiled roof and has up and over door, fluorescent light, power points and double glazed window enabling natural light admittance. Roof storage in apex roof space above. Screened behind attractive hinged fencing to the right hand side of the garage is a most useful, yet screened, trailer storage area.

Positioned close to the rear boundary are **Two Further Wooden Garden Sheds** approx 12' x 8' and 8' x 4'. Here also is an area of **Paved Hardstanding**, flanked by larch lap wooden fencing.

Positioned immediately behind the garage is a **Wooden Garden Shed** approx 12' x 8' standing under a double pitched roof and having fluorescent light, power points and glazing to the whole of one upper side. A most practical and well positioned workshop.

Projecting rearwards from the conservatory is a **Neat Level lawn**, to one corner of which is the **Large Aluminium Framed Greenhouse** approx 14' x 7'6. To another corner is a further **Wooden Garden Shed** adjacent to which is a **Small Breeze Block, Lockable Tool Shed** housing an emergency generator. Positioned adjacent to the greenhouse is an attractive young Holly tree.

A trellised archway, with climbing Clematis and Honeysuckle opens through to the **Principal Area of Garden**. This is laid neatly to a level lawn, towards the periphery of which are a wide range of attractive shrubs and trees, species including Photinia, Hebes, Variegated Laurel,

Flowering Cherry, Yucca, Eucalyptus, Apple and many more. Towards the far end of this garden is a **Raised Vegetable/Soft Fruit Section**, beyond which is an L shaped shrub/herbaceous border. Beyond same is a **Fine Walnut Tree & Bramley Apple Tree**, behind which is a bed of raspberry canes.

The overall approximate dimensions of the rear garden in total are approx 180' x 50', although the widest section of garden narrows to approximately 35'.

SERVICES: Mains, electricity and water are connected. Private drainage. There is also an emergency electricity generator, housed in an outbuilding, supplying certain lights and power points in the dwelling.

OUTGOINGS: Council Tax Band 'E'

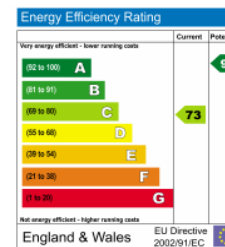
EPC RATING: 'C' (Full EPC Rating available)

Because of the thermal efficiency mentioned earlier, we shall somewhat unusually outline the current utility costs at the dwelling. Future bills may of course increase with different levels of usage, but the current outgoings paid by the vendors are water approx £80 per annum, electricity approx £276 per annum, oil approx £600 per annum, bottled gas (for cooker & coal effect gas fire) approx £72 per annum. Total £1,028 per annum.

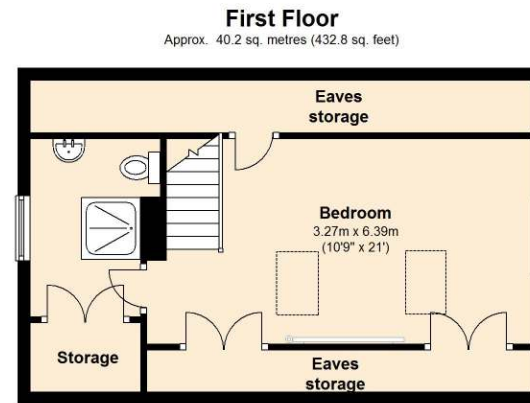
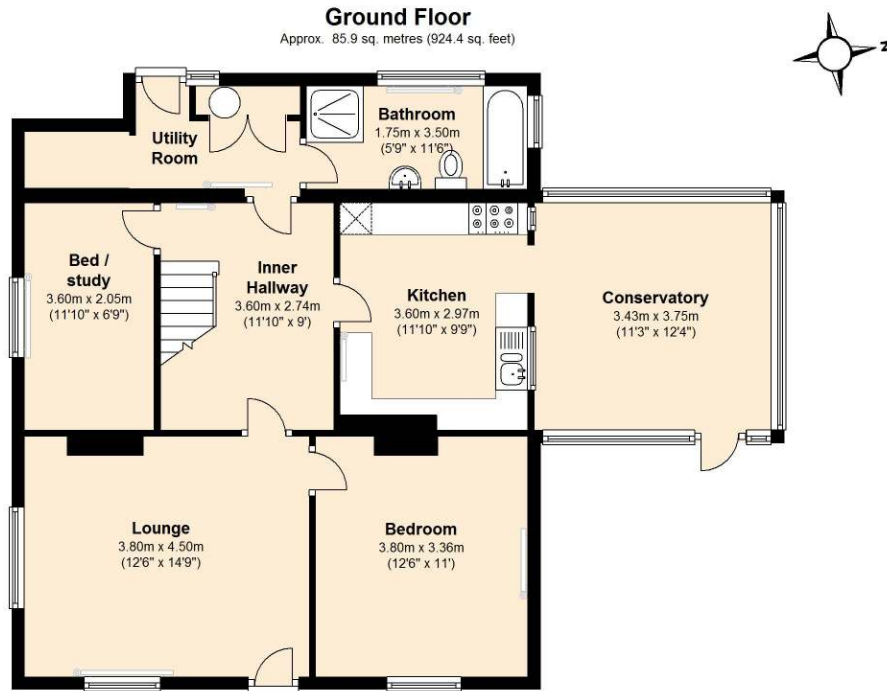
SOLAR PANELS AND FEED IN TARIFF Solar panels installed Oct 2011 with FIT scheduled for 25 years. Income from panels to 30 November 2015 over 4 years £7,331.00. . Annual FIT rates are scheduled to be uplifted by RPI every year. If one takes an approximate figure of £2,000 per annum for the next 21 years, the estimated FIT should be circa £42,000.

TO VIEW: Strictly and only please by prior telephone appointment through Morris Bricknell Chartered Surveyors. Tel: 01989 768320. Out of hours, try Norman Bricknell on 01989 564689.

DIRECTIONS: Leave the outskirts of Ross at the Travellers Rest roundabout (Junction 4, M50) taking the motorway towards Birmingham. Leave the motorway at the first exit (Junction 3) and after halting at the T Junction, turn right towards Gloucester. Drive carefully through Gorsley, passing the Primary School on the left and the Roadmaker Inn & Restaurant on the right. Carefully take the next right turning into Quarry Lane, turning right again after 75 yards. Proceed up this minor country lane, and Dalcross will be the first property you come to on the right hand side.



SKETCH PLAN ONLY. ALL DIMENSIONS APPROXIMATE. DO NOT SCALE



Total area: approx. 126.1 sq. metres (1357.2 sq. feet)

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