

THE OLD RECTORY

LEA + ROSS-ON-WYE
HEREFORDSHIRE





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A fine Victorian Rectory providing an exciting refurbishment opportunity in order to create a wonderful family home.

Hall + Drawing Room + Dining Room + Morning Room + Study + Kitchen + Rear Hall + Larder + Pantry + Former Kitchen + Cellars + Six Bedrooms + Two Bathrooms + Attic Rooms

Generator store + Gardener's WC + Garage + Former village hall

Terraced Gardens + Woodland + Paddock + Pond

In all about 2.94 acres

Ross on Wye 4.5 miles + Gloucester 13 miles + Cheltenham 20 miles (Distances approx)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



LOCATION

Situated in the centre of its own grounds on the edge of the village of Lea, The Old Rectory is ideally located for easy access to the excellent shopping facilities in Ross-on-Wye, Hereford, Cheltenham and Gloucester and the motorway network via the M50 to the M5 to the east and the A40/M4 to the southwest. Stations are at Ledbury, Gloucester and Cheltenham to London Paddington and Birmingham.

The thriving village of Lea has a wonderful nursery and primary school, a good village shop, restaurant, pub, church and petrol filling station.

Further excellent schools are within easy reach such as Kings in the Cities of Gloucester and Worcester, Cheltenham College & Cheltenham Ladies College and Hereford Cathedral School. Monmouth and Malvern schools are also within reach.

HISTORICAL NOTE

The Old Rectory was built in about 1846 in the Gothic Revival architectural style strongly reminiscent of the work of the renowned Victorian architect Charles Barry who designed the Palace of Westminster and Highclere as well as numerous churches and rectories across the country.



The architectural detail is typical of this period with steep, multiple gabled rooves and high stone chimneys and a former Bell-cott. Built of local red sandstone with quoins and attractive, stone mullioned gothic trefoil arched windows, the southern elevation of three gables has a deep bay window with overhanging stone corbels and an oriel window above the front door. The elegant, well-proportioned, high-ceilinged rooms retain many of the original features including the brass door furniture, the Minton tiled floor and servant bells. All the ground floor reception rooms have shutters.

THE PROPERTY

The Old Rectory provides an exciting refurbishment opportunity. It is approached via a laurel-lined drive past the Church and The Coachman's House.

Stone steps lead to a large gothic arch double wooden door with ornate stone rosettes set into the arch and leaded light above.



From the internal porch stone tile steps lead through the part glazed front door into the Reception hall with original Minton tile floor and main staircase. Off the hall are the main reception rooms including the Study with a stone fireplace and wood burner, built-in cupboards and shelves, the Drawing room with its stone fireplace & tile slips and servants' bell pull, the Dining room with stone fireplace & tile

slips and door to back hall and the Morning Room, once the minister's meeting room, with a fireplace and the Worcester Danesmore oil-fired boiler, window seat and external door. The inner hall has original servants' bells and the back staircase rising to the top floor, the pantry and WC. The cellar consists of three rooms, including one with wine bins.

The Kitchen has a two-oven oil-fired Aga with water boiler and built-in cupboard with hot water tank and fitted worktops with cupboards under and double drainer double stainless-steel sink and dishwasher. Doors lead to a larder and the original kitchen with bread ovens, fireplace and back door and washing machine.





South Elevation

On the first floor off the large landing are four bedrooms and two bathrooms with a rear landing and back staircase where there is a fifth bedroom and wc. The back stairs continue to the second floor where there is a further bedroom and attic storage space.

GARDEN AND GROUNDS

The restoration of the gardens surrounding the house will be an exciting project with the bones of the original Victorian gardens clearly seen in the landscape with terracing leading down to a lawned area surrounding the east and south of the house. On the west side there are various mature fruit trees and a yew plantation bordered by a high stone wall. There is a hexagonal greenhouse on the south lawn.

Set in the stone boundary wall is the wicket gate giving access directly to the church.

On the north side of the house in a small courtyard is a single garage, a gardener's loo and a generator room.

THE OLD VILLAGE HALL

Set in the grounds and hidden behind the high hedge is the original Village Hall (formerly known as the Rector's room). The building is about 1200 sq ft. It is not in good condition but its footprint has potential to be turned into various uses such as an annexe, office space or party room, subject to the usual consents.

SERVICES

Mains water. Private drainage. Oil fired central heating. Fibre broadband cable to the drive.

VIEWING

Strictly by appointment with Bengough Property 01568 720159.

DIRECTIONS (HR9 7JY)

Take to the A40 from Ross through Weston-under-Penyard, towards Gloucester. On reaching the village of Lea, just past the sign to Lea Village Hall and the church the laurel-lined drive will be found on the right-hand side.

From Gloucester proceed through the village past the petrol station and up the hill. Just after the 30 mph and the school crossing sign, the entrance to the Old Rectory is on the left.

What3words: quiet.amused.clasping





Approximate Gross Internal Floor Area

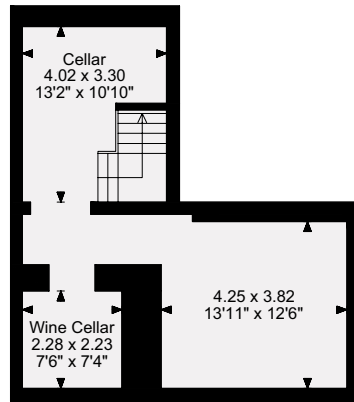
Main House = 4517 Sq Ft/420 Sq M

Garage = 168 Sq Ft/16 Sq M

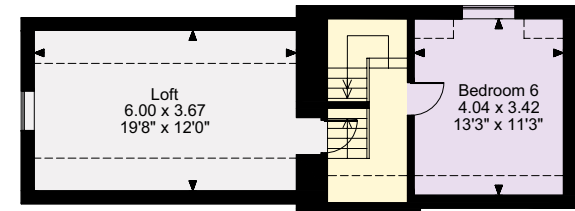
Outbuilding = 39 Sq Ft/4 Sq M

Total = 4724 Sq Ft/440 Sq M

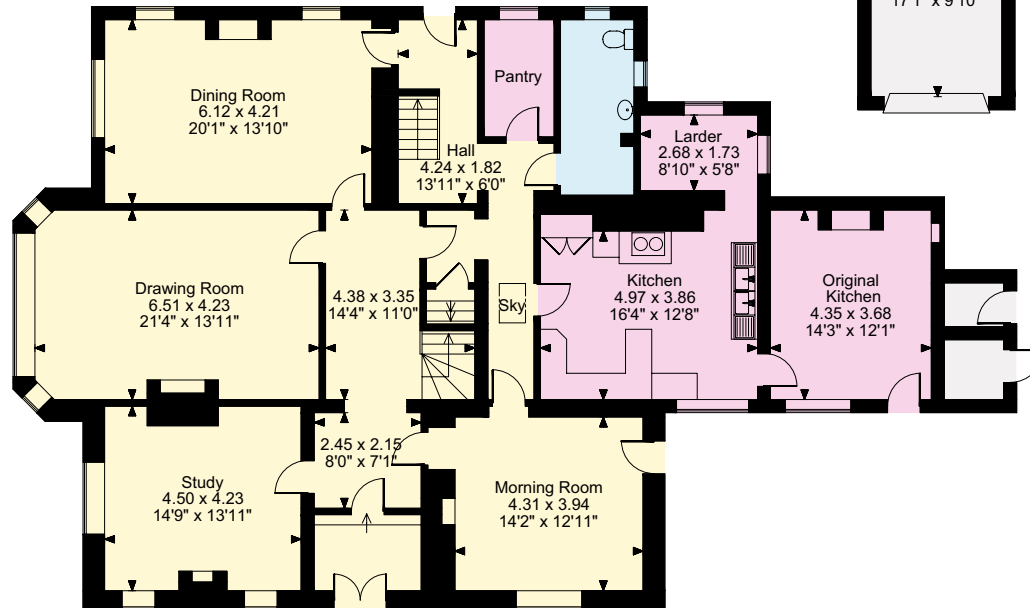
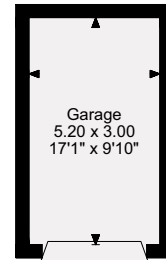
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



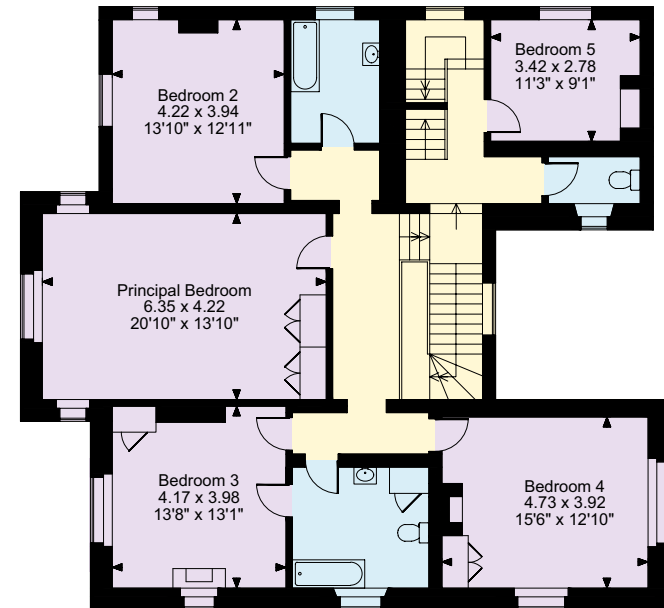
Cellar



Second Floor



Ground Floor



First Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			62
(39-54) E			
(21-38) F			
(1-20) G		23	
Not energy efficient - higher running costs			

