

, Gorsley HR9 7FD

£595,000

naylor powell

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• No onward chain • Exceptionally versatile property • Four bedroom property with self contained annex • Popular village location • Tax band D • Tax band Annex A • EPC D55 • Freehold • Off road parking

£595,000

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The Cottage

The cottage offers versatile and well-proportioned accommodation, comprising a kitchen/dining area, two reception rooms, a conservatory and three generous double bedrooms, all of which benefit from en-suite facilities.

Upon entering, you are welcomed into a spacious kitchen/dining area, offering ample storage within a matching range of floor and eye-level units, complemented by a selection of integrated appliances including a fridge/freezer, dishwasher, double oven, microwave and five-ring gas hob.

Leading through from the kitchen are two reception rooms. The first benefits from French doors opening onto the garden, together with a staircase rising to the first floor. The second reception room was previously utilised as an integral annexe and offers additional flexibility, featuring a kitchenette with sink and a separate WC. A spiral staircase leads to the third bedroom, while a further door provides access to the conservatory.

All three bedrooms are generously proportioned, with the master and second bedrooms enjoying views over the garden, while the third bedroom benefits from dual-aspect windows overlooking the side of the property. Each bedroom is complemented by its own en-suite, making the accommodation ideally suited to family living or those seeking additional flexibility for guests.

The Annex

Offering a useful self-contained space, the one-bedroom annex with double bedroom, kitchen offering ample storage, bathroom, living room and conservatory.





Events Room
Offering a stylish and versatile space, the outbuilding has been used for a variety of purposes and provides a generous area, ideal for both working and entertaining. The space benefits from power, lighting and a wood-burning stove, together with three sets of French doors opening directly onto the garden, creating a wonderful connection between indoor and outdoor living.

Outside
The property is accessed via a set of double gates, opening onto a driveway and courtyard garden. This area provides ample off-road parking, alongside a variety of attractive outdoor spaces, including decked and artificial lawned areas. There are several versatile seating areas, complemented by mature trees, established shrubs and colourful planting, creating an inviting space for outdoor relaxation and entertaining. Further parking is also available to the rear of the property.

Location
Positioned in the heart of the sought after village of Gorsley, with a superb range of facilities such as post office, community hall and café all within walking distance. The market town of Ross-on-Wye lies some 5 miles to the west, whilst the Cathedral City of Gloucester is some 9 miles away to the east. Gorsley is a village situated in the heart of the countryside of rural South Herefordshire straddling the border with Gloucestershire. The village is surrounded by woodland and overlooked by Linton Ridge and May Hill with the Malvern Hills and the Cotswolds, providing beautiful surroundings to enjoy walks and other outdoor activities. Gorsley is a friendly welcoming community with its Baptist Chapel, village hall, a primary school and nursery. There is also a public house where locals enjoy socialising and home made cuisine. The village has a bus service and good motorway links to the M50 and M5.

Material Information
Tenure: Freehold
Council tax band: D Annex - A
Local authority and rates: Herefordshire Council £2,260.41 (2025/26) Annex - £1,506.93
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Oil fired central heating
Broadband speed: Basic 15 Mbps, Superfast 42 Mbps
Mobile phone coverage: EE, Vodaphone, O2, Three





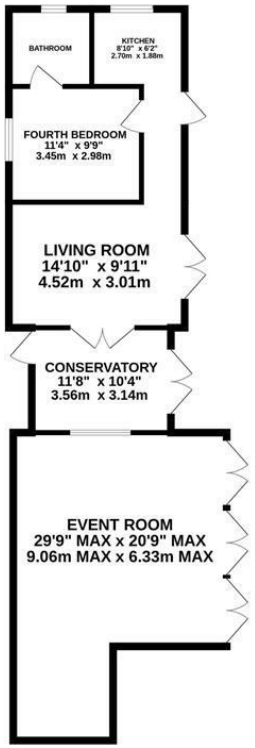




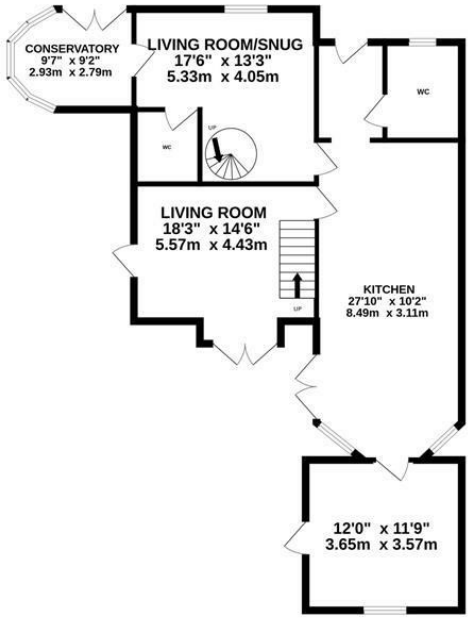




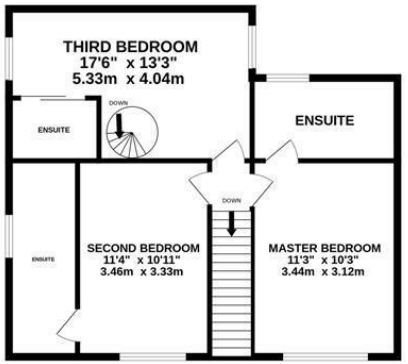
ANNEX/OUT BUILDING



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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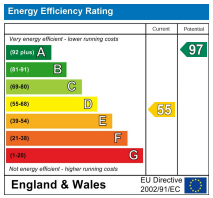
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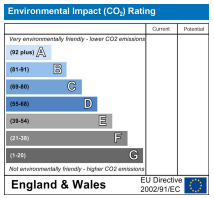
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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.





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