



Counties View
May Hill | Longhope | Gloucestershire | GL17 0NP

FINE & COUNTRY



Step inside

Counties View

Guide price £975,000

Situated along a quiet lane on the southern flank of the iconic May Hill, this detached stone-built period home enjoys a prime location with equestrian facilities and stunning views towards the Cotswolds and the Malvern Hills.

This delightful 19th century cottage, with later additions, including the recently added conservatory, offers beautifully presented, bright and spacious accommodation throughout. To the ground floor are three reception rooms, a lovely open plan kitchen-dining room, separate utility room and a ground floor shower room.

To the first floor are four double bedrooms, several of which offer far reaching countryside views, with an en-suite to two of the bedrooms and a very well-appointed family bathroom.

Set within just over 1.5 acres, the grounds feature fenced paddocks, a stable block, a vegetable and fruit growing area, enclosed rear courtyard with hot tub, parking and a detached double garage.

May Hill is a much loved local landmark, visible from many miles away in all directions. Dotted with footpaths and riding trails, and with beautiful views from the top, this is an ideal area for outdoor enthusiasts, and enjoys easy access to the cathedral city of Gloucester which offers a huge range of

schooling, shopping and leisure facilities. The market towns of Newent, Ledbury and Ross-on-Wye are also within easy reach.

You step into an entrance porch, which in turn leads to the hallway, with staircase to the first floor and understairs storage cupboard beneath, and an alcove with space for desk and bookshelves.

From the hallway, you enter into the main living room, which is generous in size and full of character, with a woodburning stove set within a stone fireplace, oak flooring and plenty of space for a formal dining table and chairs.

A door leads from the living room into the conservatory, which was added around 5 years ago by the current owners to create a beautiful bright reception room in which to soak in the wonderful garden and countryside views. This well designed and built structure has a lantern style ceiling, with tinted glass and a bespoke electric sliding shade that slides the whole length across.

To the opposite side of the ground floor is a home office, divided into two rooms, with French doors leading out to the rear courtyard. This room offers all sorts of potential uses, having been used as a cinema room by the former owners. It would also work well as a hobbies room or children's playroom.



At the end of the hallway you reach the kitchen-dining room. This beautiful, bright room has windows to two sides, one of which enjoys an incredible vista over the gardens and towards the Cotswolds.

The kitchen itself is modern and tastefully finished, with tiled flooring and underfloor heating throughout, hardwood worksurfaces and cream-coloured units. There is a large central island, with additional drawers and storage cupboards beneath, a Falcon oven with dual fuel 5 ring hob above, recently installed Bosch upright integrated fridge, a dishwasher and single lever filter tap with pull out spout and there is a waste disposal unit in the kitchen sink.

From the dining area, there is a door leading outside, and another door leading through to the utility room.

The utility room is spacious, with additional storage cupboards and worksurfaces, space and plumbing for additional appliances, sink with pull out spray tap, door leading outside and a door leading into a wet-room with shower, wash basin and W.C.

To the first floor, there is a landing with airing cupboard and a window to side aspect. From here you have access to Four double bedrooms and the family bathroom.





The principle suite is situated to the far end of the landing, and enjoys a double aspect with lots of light and incredible views towards the Cotswolds and Gloucester. There are built in wardrobes, as well as a walk in wardrobe with fitted shelving and hanging space, side window and loft access. The en-suite is very spacious, finished with neutral coloured modern tiling, a walk in shower cubicle, W.C and double wash basins with vanity unit beneath, and each with fitted wall mirrors above featuring lighting and shaver points.

Bedroom 2 offers a pleasant outlook to the rear offering views of the plentiful flower borders and jacuzzi, and also benefits from a modern en-suite shower room with shower cubicle, wash basin with vanity unit and fitted wall mirror above and W.C. There are two further double bedrooms, both enjoying the same wonderful views as the principal suite.

The family bathroom is a generous size, having been finished to a high standard, with modern tiling, a roll top bath with handheld shower attachment, vanity wash basin, W.C and dual aspect obscured windows.

DIRECTIONS

From Ross-on-Wye, head east along the A40, passing through the villages of lea and Boxbush. After going up a hill take the left hand turning for May Hill. Continue up a hill and keep going on the right fork of the road. Pass a telephone box to the right. First left turning after old Methodist church to right is Folly Lane. Go up there and immediately on the right hand side you will find the little lane, Go right there use the second entrance on the right to park.

From Gloucester, A40 going West to Ross-on-Wye. Pass Churcham, Huntley. Go up hill. A road to the right May Hill' go right there. Continue up a hill and keep going on the right fork of the road. Pass a telephone box to the right. First left turning after old Methodist church to right is Folly Lane. Go up there and immediately on the right hand side you will find the little lane, Go right there use the second entrance on the right to park.



Step outside

Counties View

The grounds of the property amount to around 1.5 acres in total, and feature a great selection of different areas to enjoy. To the lower end of the plot are fenced paddocks for horses, enclosed by hedging to the boundary. There are two stables with high end bonded fitted rubber matting, a tack room and a storage shed.

Behind the equestrian section is a long strip of ground with raised vegetable plots, a greenhouse and a selection of fruit trees and bushes.

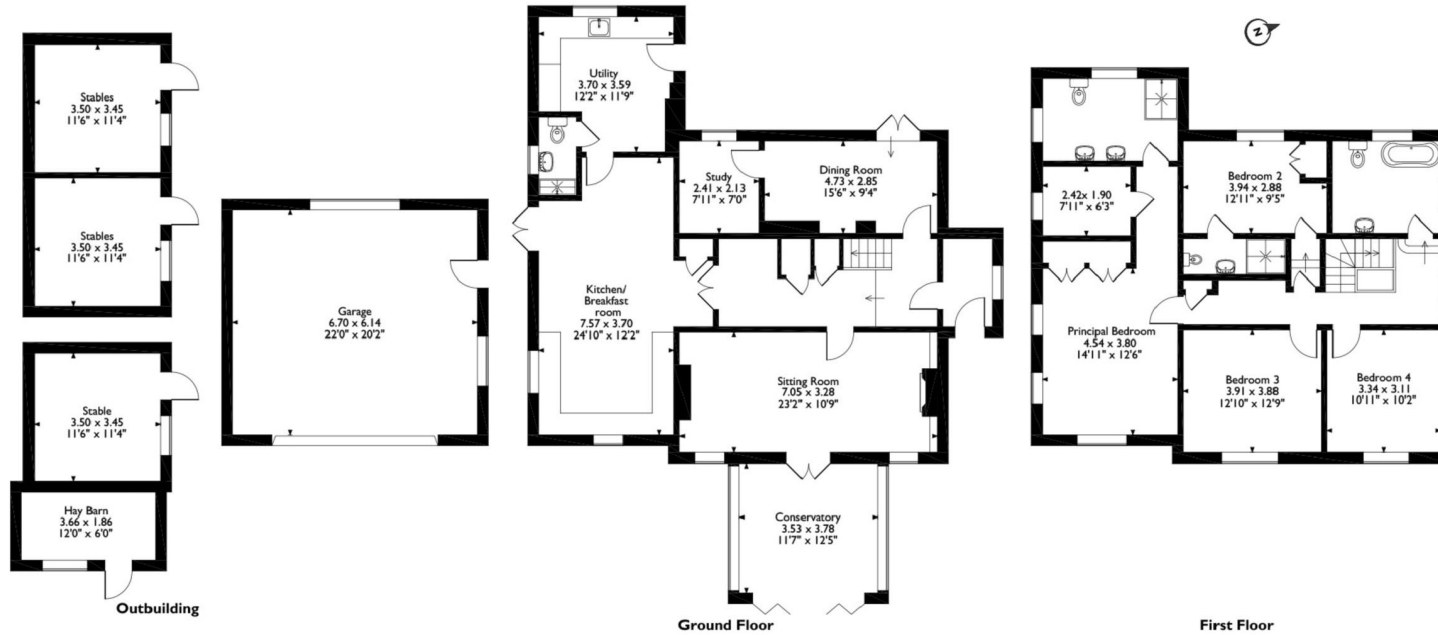
Closer to the house lies a formal garden with beautiful flowerbeds filled with an array of colourful shrubs and flowers, further raised vegetable beds and a pergola with seating area beneath. There is also a covered seating area with woodburning stove and wood store, ideal for BBQs and entertaining guests in the evening.

To the rear of the house is a beautiful enclosed courtyard, with a covered hot tub, storage sheds, raised flowerbeds to the border and two side access points leading back to the front of the house. There is parking for multiple vehicles on two gated drives (one having electric gate) and a detached double garage.

For those with multiple horses, there is an option to rent an additional field (possibly 2) very nearby to the property if desired.



Approximate Gross Internal Area
 Main House = 218 Sq M / 2346 Sq Ft
 Garage = 41 Sq M/441 Sq Ft
 Outbuilding = 44 Sq M/473 Sq Ft
 Total = 303 Sq M/3260 Sq Ft

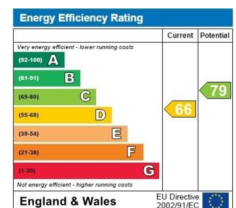


Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Postcode: GL17 0NP | Tenure: Freehold | Tax Band: F | Authority: Forest of Dean | Heating: Oil | Drainage: Private



*Internet speed according to the BT Availability Service using the postcode and landline
 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. Copyright© 2019 Fine & Country. Registered in England and Wales. Company Reg No. 09165140. Registered at 30 High Street, Chipstow, Monmouthshire NP16 5LJ





Fine & Country
Tel: 01989 764141

52 Broad Street, Ross-on-Wye, HR9 7DY

F & C
fineandcountry.com™