



## The Mill House

Lea Bailey Hill, Ross-On-Wye, HR9 7LG

**£625,000**

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\*\*\* Motivated seller's priced to sell\*\*\*CHAIN FREE\*\*\*

The Mill House is not just a property it's a lifestyle. With its blend of traditional charm and modern amenities, this residence offers a unique opportunity to embrace countryside living at its finest.

This delightful property boasts a total of four bedrooms and two inviting reception rooms, one of which leads out onto a spacious deck offering breathtaking views of the surrounding rolling countryside.

The oak framed building that houses a gym and a home office, both featuring full-width bi-fold patio doors that open up to panoramic views.

Additionally, there is a garage and above it, a self-contained apartment perfect for holiday lets.

Spanning approximately an acre of land, the property is enveloped by beautifully landscaped gardens which slope down to a natural hedge boundary. The heated swimming pool, conveniently located near the timber framed outbuilding, offers a perfect spot to relax while enjoying the stunning views of the countryside.

#### Entrance

Kitchen/Breakfast Room  
13'4 x 12'1 (4.06m x 3.68m)

Utility Room  
7'5 x 5'9 (2.26m x 1.75m)

Dining Room  
12'9 x 9'0 (3.89m x 2.74m)

Bedroom  
10'5 x 10'1 (3.18m x 3.07m)

Bedroom  
9'9 x 6'9 (2.97m x 2.06m)

Sitting Room  
23'6 x 18'11 (7.16m x 5.77m)





WC

Bedroom 1  
13'6 x 9'4 (4.11m x 2.84m)

Ensuite Shower Room

Bedroom  
11'1 x 8'11 (3.38m x 2.72m)

Bathroom

OUTSIDE

Leaving the country lane a driveway for 4 cars and a detached wooden car garage, there is then a five-bar gate that leads down to further parking and easily able to accommodate a motor home or caravan etc.

There are initially two areas that are laid to lawn, turning then to patio/terracing with the large decking area to the rear of the house. At the bottom of the rear garden there is a large flat grassed area, perfect for family ball games.

The air-source heated swimming pool has the most fantastic views and is situated conveniently close to both the house and to the outbuilding.

Annex/Holiday let:

The oak framed building has been designed for multiple use. The first part found on the left, is a garage/store with double doors, the midsection is used as a home office and has bi-fold doors, the right-hand section has been used as a spacious home gym, again with bi-fold doors.

Steps up lead to the first floor the accommodation has potential for holiday let or annex.

Services

Septic tank and oil-fired central heating

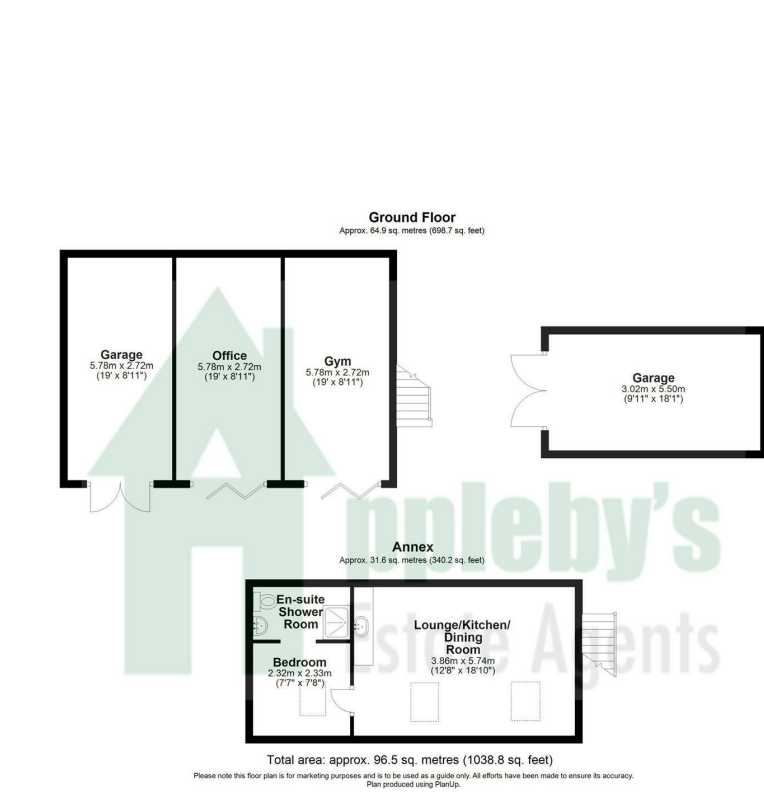
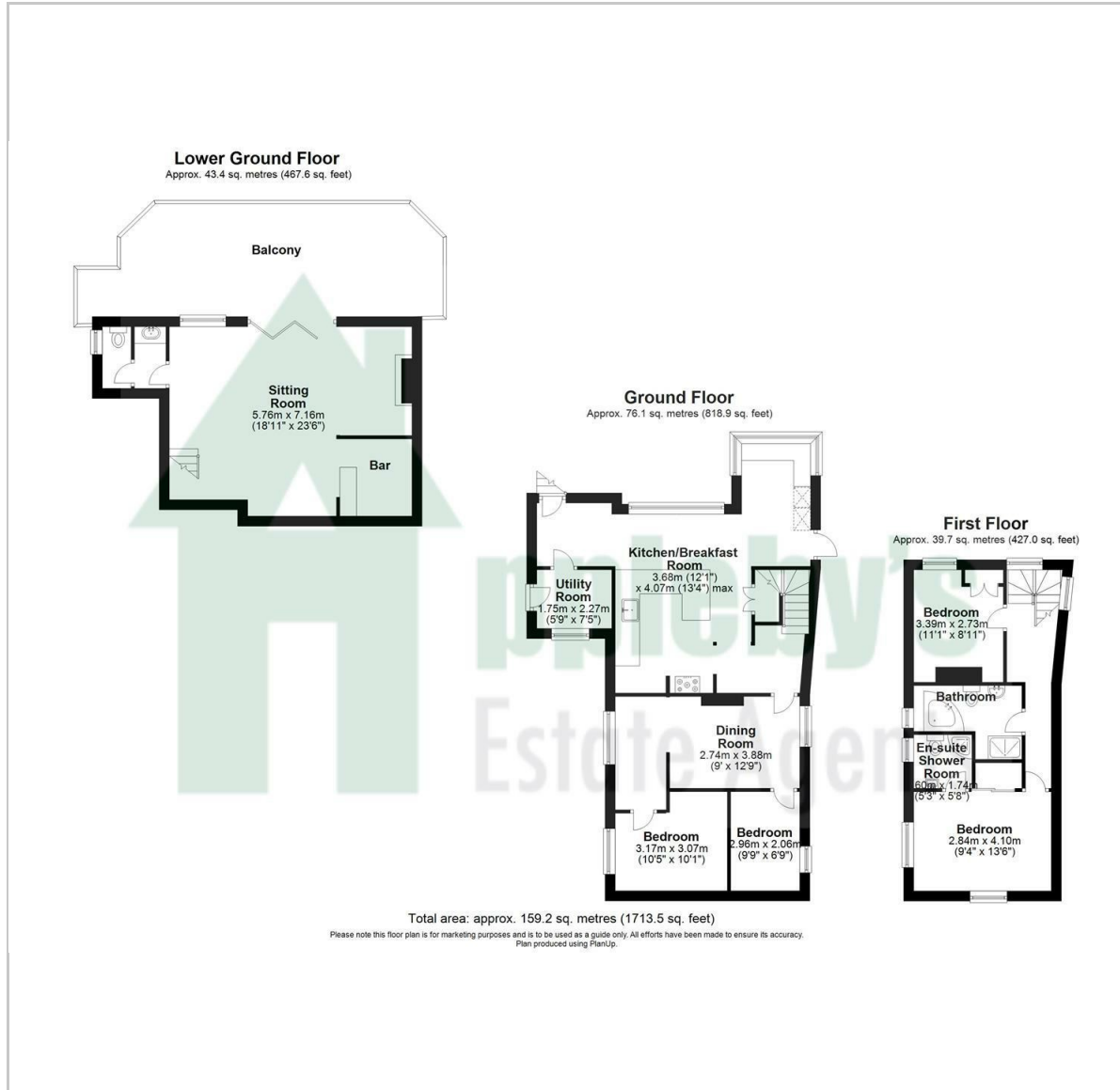
Forest Of Dean District council tax band F

Tenure

Freehold



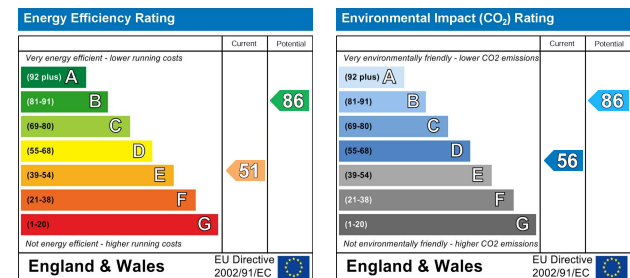
# Floor Plan



## Viewing

Please contact our Appleyby's Office on 01452 690553 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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