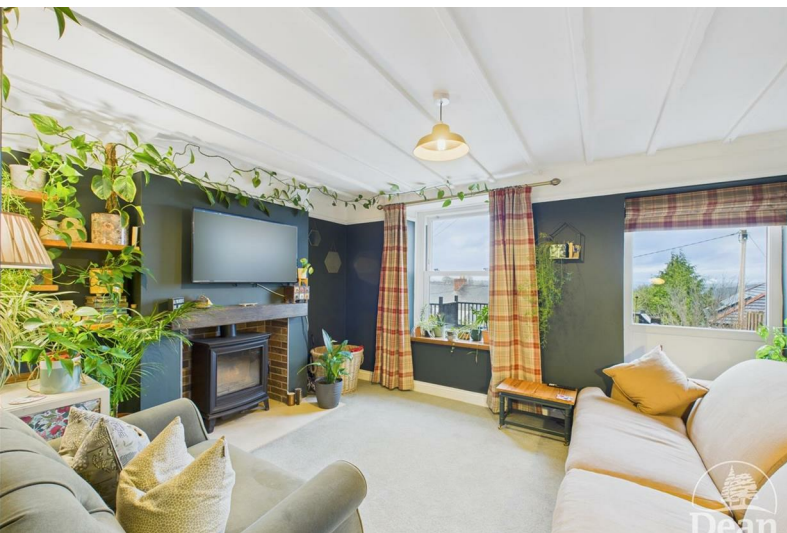




Joys Green Road

Lydbrook, Gloucestershire, GL17 9SX

£399,950



VIRTUAL TOUR AVAILABLE Dean Estate Agents are pleased to bring to the market this charming, elevated cottage near Lydbrook, enjoying far-reaching countryside views across the Wye Valley and the Forest of Dean. Set within a plot of approximately one third of an acre, the property dates back to around 1860 and has been thoughtfully modernised over the years, whilst retaining a wealth of character features.

The beautifully presented accommodation comprises a farmhouse-style kitchen with a generous pantry, two reception rooms including a cosy lounge with woodburner and a separate dining room, plus a useful ground-floor cloakroom. To the first floor are three bedrooms (one currently utilised as a home office) and a contemporary family bathroom. A rear boot room provides access outside and incorporates a practical utility area.

Externally, a terrace offers an ideal space for seating and taking in the superb views, complemented by additional garden areas including raised beds and a woodland section. The property also benefits from ample off-road parking, together with a garage and a separate workshop.

Lydbrook is well placed for those who enjoy the outdoors, with an array of woodland walks on your doorstep and beautiful surrounding scenery. The village provides a range of local amenities including a convenience store, two public houses, two takeaways and a church.



Approached via a composite door into:

Kitchen:

9'10" x 9'8" (3.00m x 2.96m)

A range of eye level & base units, electric hob and oven with extractor hood, one and a half bowl sink with drainer unit & mixer tap, double glazed UPVC window to front aspect, integrated dishwasher, power & lighting, two pantry style cupboards, one with shelving & space for a fridge/freezer with lighting (1.96m x 0.85m) and the other with shelving & power, double panelled radiator.

Hallway:

5'11" x 3'9" (1.81m x 1.15m)

Door to rear, doors to cloakroom & dining room, power & lighting.

Cloakroom:

6'5" x 3'9" (1.97m x 1.15m)

W.C., radiator, double glazed UPVC window, hand wash basin, extractor fan, lighting.

Dining Room:

12'6" x 10'0" (3.83m x 3.05m)

Stairs to first floor landing, double glazed UPVC window, radiator, power & lighting.

Lounge:

12'11" x 10'4" (3.94m x 3.17m)

Double glazed UPVC window to front aspect, power & lighting, TV point, wood burner.

First Floor Landing:

15'11" x 2'11" (4.87m x 0.91m)

Doors to bedrooms & bathroom, double glazed UPVC window to rear aspect, loft access, smoke alarm, power & lighting.

Bedroom One:

12'9" x 10'1" (3.90m x 3.09m)

Double glazed UPVC window to front aspect, radiator, power & lighting.

Bedroom Two:

10'10" x 8'7" (3.31m x 2.64m)

Radiator, double glazed UPVC window to front aspect, built in wardrobes, power & lighting, loft access.

Bedroom Three/Office:

10'0" x 6'8" (3.05m x 2.05m)

Radiator, double glazed UPVC window, power & lighting, internal window to hallway, door to boot room.

Bathroom:
8'4" x 5'1" (2.56m x 1.56m)
W.C., vanity unit with inset hand wash basin, double glazed UPVC frosted window, radiator, panelled bath with shower over, extractor fan, lighting.

Boot Room:
7'7" x 7'3" (2.33m x 2.23m)
Down a few steps brings you to the boot room which has a door to the rear garden. Double glazed UPVC window, power & lighting, consumer unit.

Utility Room:
5'0" x 4'6" (1.53m x 1.38m)
A range of eye level & base units, space & plumbing for a washing machine.

Workshop:
18'5" x 13'8" (5.63m x 4.18m)
Wooden door into workshop, windows, lighting and power, worktop benches, door to garage.

Garage:
18'7" x 12'1" (5.68m x 3.70m)
Currently being used as a home gym, electric roller door, power & lighting.

Outside:
To the front of the property there is a sun terrace offering stunning views of the Wye Valley and beyond, steps down lead to a series of different levels and a greenhouse. From the terrace there is access to the side patio with raised beds, there is an additional patio with a pergola perfect for relaxing and rear access to the property. Further steps lead to the ample off road parking and the garage and workshop.



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Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

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You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

Road Map



Hybrid Map



Terrain Map



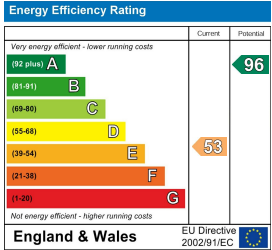
Floor Plan



Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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