



Upper Lydbrook, Lydbrook, GL17 9LG

£299,950



This charming cottage offers a wonderful blend of character and modern living with accommodation featuring a cosy lounge centered around a wood burner, creating a warm and inviting space to relax, while the modern kitchen/dining room provides an excellent hub for everyday living and entertaining. Leading off the kitchen is an extended sun room, enjoying lovely views over the garden, along with the added convenience of a useful utility cupboard. The ground floor is further complemented by a stylish four-piece bathroom suite, whilst upstairs you will find three well proportioned double bedrooms. Outside, the property benefits from a pleasant lawned garden, a useful outbuilding and ample off-road parking for several vehicles.

Lydbrook is a charming and well-established village in the Forest of Dean, nestled amongst rolling woodland and close to the River Wye. Known for its striking valley setting and strong local character, the village combines a rich sense of history with excellent access to beautiful countryside walks, cycle routes and the wider attractions of the Forest of Dean and Wye Valley, making it an appealing location for those seeking both community and outdoor lifestyle.



Approached via UPVC double glazed front door into:

Entrance Hallway:

6'5" x 2'3" (1.97m x 0.70m)

Doors to living room, kitchen and bathroom, under-stairs storage, stairs to first floor, wooden flooring and high ceilings.

Lounge:

11'10" x 15'0" (3.61 x 4.59)

Woodburner, double glazed UPVC bay window to the front aspect, power & lighting, TV point.

Kitchen:

10'4" x 9'1" (3.17m x 2.77m)

This modern, minimalistic kitchen offers plenty of worktop and storage space including a range of eye level and base units, stainless steel sunken sink with mixer tap, eye level electric oven, electric hob with extractor hood, integrated dishwasher, power & lighting, direct access to the extended dining room/sun room.

Sun Room:

14'7" x 8'11" (4.46m x 2.73m)

Two double glazed Velux windows & a UPVC double glazed window looking out to the rear

garden, power & lighting, utility cupboard housing a washing machine, tumble drier & combi-boiler. There is access to the rear garden & driveway through a UPVC door.

Bathroom:

6'0" x 9'1" (1.83m x 2.77m)

Walk in shower, panelled bath, W.C. & hand wash basin, extractor fan, lighting, UPVC double glazed frosted window.

First Floor Landing:

4'9" x 2'8" (1.46m x 0.82m)

Doors to bedrooms, loft access, double glazed UPVC window to side aspect, power & lighting.

Bedroom One:

18'4" x 10'4" (5.61m x 3.16m)

Double glazed UPVC windows to front aspect, power & lighting, wood laminate flooring, double panelled radiator.

Bedroom Two:

8'11" x 12'2" (2.72m x 3.73m)

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

Bedroom Three:

8'0" x 9'2" (2.46m x 2.80m)

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

Outside:

The property is approached via a covered front porch with an attractive brick surround, accessed by steps from the pathway running along the front of the house through an iron gate, with additional access leading to the driveway at the side.

Positioned alongside the property, the driveway provides off-road parking for two or more vehicles on a gravelled surface, along with a pathway leading to the rear garden and a side door opening into the rear extension.

To the rear, the property enjoys a generously sized and private garden, mainly laid to lawn and complemented by a slabbed patio area, ideal for outdoor seating and entertaining. A large storage shed provides useful additional space, and a gate offers convenient access back to the driveway.



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose.

These details do not constitute any part of any Offer, Contract or Tenancy Agreement.

Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them.

Tenanted Properties – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

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

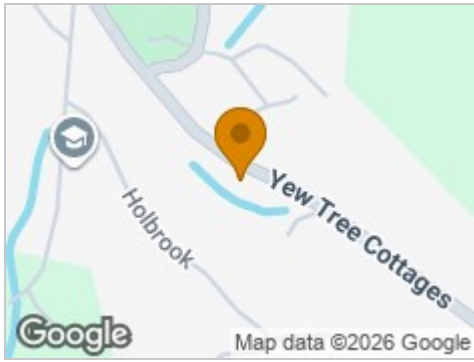
PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried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

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

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



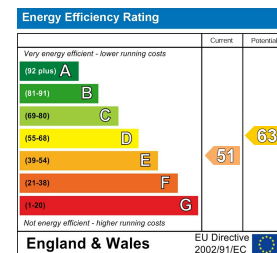
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.