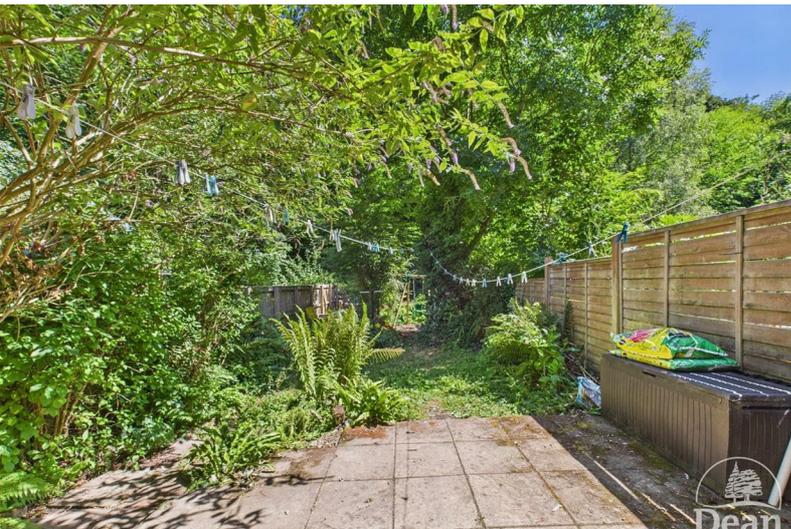




## 2 Bayhead Villas

Central Lydbrook, Lydbrook, GL17 9PP

£235,000



A charming, brick-built character cottage, set in a truly picturesque spot in Lydbrook, in the heart of the Forest of Dean. Arranged over four levels, this semi-detached family home offers a wonderful blend of period charm and modern comfort, with a bright and airy lounge featuring a woodburning stove, a contemporary fitted kitchen, separate dining room (newly decorated with new flooring) and a handy cloakroom. Upstairs, there are three generous double bedrooms, with the master bedroom further benefiting from its own dressing room. Outside, the property is complemented by a spacious rear garden, perfect for relaxing and entertaining.

Lydbrook is a popular village with a great community feel, offering beautiful woodland and riverside walks, two welcoming public houses, a doctors' surgery, a convenience store and excellent bus links. Coleford town centre is also just a short drive away, providing a wider range of amenities including supermarkets, independent cafés and shops, a library and a cinema.



Approached via UPVC double glazed front door into:

#### Entrance Hallway:

10'10" x 4'9" (3.32m x 1.45m)

Double panelled radiator, power & lighting, door to stairs to lower ground floor, stairs to second floor, doors to lounge & bedroom three/office.

#### Lounge:

10'11" x 10'9" (3.35m x 3.30m)

Generously sized lounge with feature wood burning stove, power & lighting, single panelled radiator, window to front aspect.

#### Office/Bedroom Three:

12'0" x 10'8" (3.67m x 3.27m)

Previously used as a third bedroom, this room is currently utilised as a home office. Door to the balcony which overlooks the back garden, boiler, power & lighting.

#### Lower Ground Floor:

##### Kitchen:

16'0" x 13'11" (4.89m x 4.25m)

A range of wall & base units accompanied by integrated appliances to include electric oven, four ring electric hob and extractor over, ceramic sink with drainer unit, space for fridge/freezer,

kitchen island, exposed stone walling, tiled flooring, tiled splashbacks, smoke alarm, window to rear aspect, UPVC double glazed door to rear garden, power & lighting, feature woodburning stove.

#### Dining Room:

10'9" x 10'1" (3.28m x 3.08m)

Fully redecorated and new flooring laid, power & lighting, door to cloakroom.

#### Cloakroom:

8'11" x 4'2" (2.74m x 1.28m)

W.C., wash hand basin, space & plumbing for washing machine & tumble drier, lighting.

#### Second Floor Landing:

Double panelled radiator. smoke alarm, lighting, doors to bedroom two, cot room/dressing room & bathroom.

#### Bedroom Two:

16'0" x 10'9" (4.89m x 3.30m)

Double bedroom with over stairs storage cupboard, two windows to the front aspect, two double panelled radiators, power & lighting.

#### Bathroom:

7'10" x 7'7" (2.39m x 2.33m)

Tiled bathroom with white suite comprising W.C., wash hand basin, bath, shower cubicle, frosted window to rear aspect, lighting.

### Dressing Room/Cot Room:

8'6" x 7'5" (2.61m x 2.27m)

Window to rear aspect, stairs to bedroom one, double panelled radiator, power & lighting.

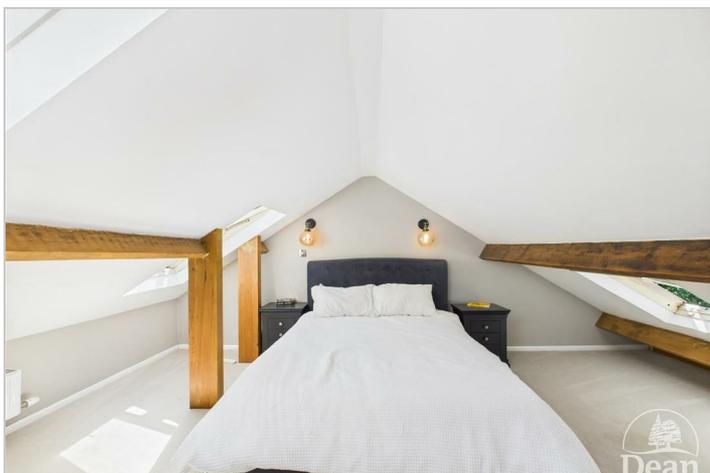
### Bedroom One:

18'4" x 15'9" (5.60m x 4.82m)

Situated on the fourth floor bedroom one benefits from ample natural light from three skylights, double panelled radiator, wall lighting,

### Outside:

The back garden is a generous size and benefits from a combination of lawn and patio areas accompanied by a variety of mature trees, flowers, shrubs and bushes.



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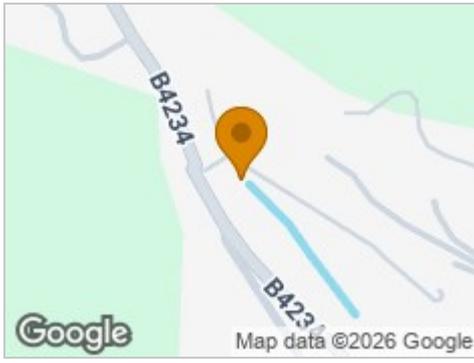
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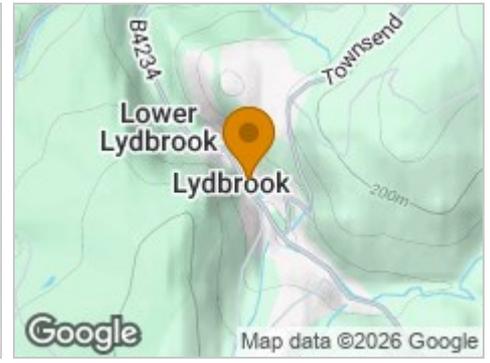
## Road Map



## Hybrid Map



## Terrain Map



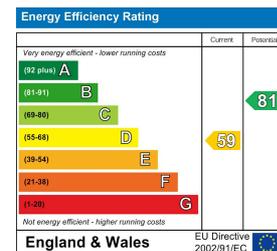
## Floor Plan



## 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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