



Bailey Hill

Yorkley, Lydney, GL15 4RT

£450,000



VIRTUAL TOUR AVAILABLE Dean Estate Agents are delighted to bring to market this beautifully presented and highly versatile family home, enjoying far-reaching countryside views towards the River Severn, set within the sought-after village of Yorkley, conveniently positioned for Lydney.

The well-proportioned accommodation includes a spacious dual-aspect lounge/dining room, a modern fitted kitchen and a separate utility room. Particularly well suited to multi-generational living, the ground floor also offers a bedroom and shower room. Upstairs, the master bedroom features built-in storage and a large picture window framing the stunning outlook. Bedrooms two and three are both generous doubles, with the second benefitting from a balcony, and the floor is completed by a family bathroom.

Outside, the property is approached via gates leading to a block paved driveway providing ample off road parking, along with a mainly lawned front garden. Side access leads to the garage & rear garden, designed to make the most of the views, with a patio seating area, a decked terrace and trellis screening to the rear—ideal for relaxing and taking in the countryside beyond.

Tucked into the heart of the Forest of Dean, Yorkley is a popular village known for its friendly community feel, everyday convenience and easy access to beautiful woodland walks.

The village offers a handy range of local amenities including shops and services for day-to-day needs, with a strong sense of local life centred around community groups and village events. Surrounded by open countryside and forest trails, Yorkley is ideal for those who enjoy the outdoors, whether that's walking, cycling or simply taking in the scenery.

Well positioned for commuters and families alike, the village sits within easy reach of nearby towns and larger centres, while still enjoying the quieter pace and charm that makes the Forest of Dean so sought-after.



Approached via UPVC double glazed front door into:

Entrance Hallway:
13'10" x 6'8" (4.23m x 2.05m)

Doors to lounge/dining room, kitchen, bedroom & shower room, stairs to first floor landing, radiator, smoke alarm, consumer unit, understairs storage cupboard, power & lighting.

Lounge/Dining Room:
18'9" x 22'3" (5.72m x 6.80m)

A feature electric fireplace creates a warm focal point to the room, complemented by two radiators, power and lighting throughout. UPVC double glazed windows to the rear aspect and UPVC double glazed sliding doors open out to the rear garden, filling the space with natural light and enjoying lush countryside views, with the River Severn visible in the distance.

Kitchen:
13'2" x 10'11" (4.02m x 3.33m)

A range of wall and base units with drawers provides excellent storage, complemented by a generous worktop and a one and a half composite sink with drainer unit. Integrated appliances include an electric oven, four-ring hob with extractor above, and there is also a breakfast bar for casual dining. Further features include a radiator, tiled flooring and tiled splashbacks, along with space and plumbing for a washing machine and space for a slimline dishwasher. With power and lighting, UPVC double glazed windows to the front and rear aspects allow plenty of natural light and enjoy pleasant countryside views from the kitchen window, with a door leading through to the utility room.

Utility Room:
12'7" x 6'0" (3.86m x 1.85m)

Base units, worktop, stainless steel sink with drainer unit, loft access, UPVC double glazed window to front aspect, boiler,

power & lighting, storage space, UPVC double glazed door to rear garden.

Bedroom Four:

10'10" x 8'11" (3.32m x 2.72m)

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

Shower Room:

7'0" x 4'10" (2.15m x 1.49m)

Shower cubicle with electric shower, wash hand basin, W.C., heated towel rail, partly tiled walls, UPVC double glazed frosted window to side aspect, lighting.

First Floor Landing:

10'5" x 3'4" (3.19m x 1.04m)

Doors to bedrooms one, two & three, door to bathroom, loft access, storage cupboard, power & lighting.

Bedroom One:

14'10" x 13'5" (4.53m x 4.11m)

A door leads through to a useful storage room, while a UPVC double glazed window to the rear aspect allows plenty of natural light and enjoys far-reaching countryside views with the River Severn visible in the distance. Further benefits include a radiator, power and lighting.

Bedroom Two:

15'10" x 11'8" (4.85m x 3.57m)

A UPVC double glazed window to the front aspect provides plenty of natural light, with a radiator ensuring comfort year-round, alongside power and lighting throughout.

Bedroom Three:

11'4" x 10'8" (3.46m x 3.26m)

UPVC double glazed door leading you to the balcony overlooking the garden and stunning countryside views with the River Severn in the distance, UPVC double glazed window to rear aspect, radiator, power & lighting.

Bathroom:

8'3" x 7'4" (2.53m x 2.25m)

Panelled bath with electric shower over & glass screen, vanity unit with inset wash hand basin & W.C., UPVC double glazed frosted window to rear aspect, heated towel rail, tiled walls, lighting.

Outside:

To the front of the plot the property is accessed via gates leading to the block paved driveway providing ample off road parking, the front garden is mainly laid to lawn leading to the front door and around the side of the property to the rear garden and access to the garage. The low maintenance rear garden is mainly laid to patio and gravel with plenty of space for seating taking advantage of the fantastic garden views of the countryside and beyond. There is a bordered lawned area with some mature shrubs and plants.

Garage:

22'3" x 9'6" (6.80m x 2.90m)

Up & over door, UPVC double glazed window to rear aspect, UPVC double glazed door to side access, power & lighting.



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 Property – 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



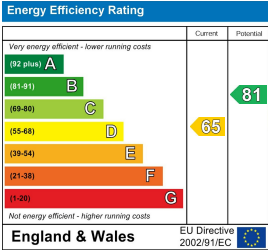
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.