



## Joys Green Road

Lydbrook, Gloucestershire, GL17 9SX

£385,000



A charming & characterful three bedroom cottage set within beautifully established gardens & enjoying a peaceful woodland backdrop. This delightful home offers a wonderful blend of cosy living spaces, attractive outdoor areas and a tranquil setting, ideal for those seeking countryside surroundings with plenty of charm.

The accommodation comprises a welcoming lounge featuring a wood burning stove, creating a warm and inviting focal point, alongside a separate dining room perfect for entertaining and family meals. The kitchen is fitted with a range of units, wooden worktops and a range-style cooker, while the conservatory provides a lovely additional reception space enjoying elevated views across the gardens and surrounding greenery. To the first floor are three bedrooms, all enjoying pleasant outlooks over the gardens and woodland beyond, with a useful landing area currently utilised as a study space. The bathroom is conveniently located on the ground floor and is fitted with a modern white suite.

Outside, the property truly comes into its own with stunning landscaped gardens filled with mature shrubs, colourful flowers, established trees and winding pathways. There are lawned areas, patio seating spaces & an abundance of planting creating a peaceful & private setting throughout. A polytunnel & greenhouse provide excellent space for keen gardeners, while the woodland surroundings offer a wonderful sense of seclusion & natural beauty. The gardens back directly onto woodland, creating a picturesque backdrop all year round.

This is a fantastic opportunity to acquire a charming cottage in an idyllic setting, offering character, privacy & beautifully maintained gardens.



Approached via UPVC double glazed front door into:

**Conservatory/Porch:**

13'3" x 5'1" (4.06m x 1.56m)

Double glazed UPVC windows surrounding, door to lounge.

**Lounge:**

12'3" x 10'0" (3.75m x 3.07m)

Feature woodburner, double glazed UPVC window to front aspect, radiator, power & lighting, door to dining room.

**Dining Room:**

16'0" x 6'9" (4.89m x 2.08m)

Stairs to first floor landing, archway to kitchen, door to bathroom, power & lighting, radiator.

**Kitchen:**

10'4" x 6'10" (3.15m x 2.09m)

A range of wall units & base units, double glazed UPVC window, induction Smeg range with two ovens and extractor hood above, space for fridge/freezer, space for dishwasher, large sink, power & lighting.

**Bathroom:**

8'5" x 5'8" (2.59m x 1.73m)

A white suite comprising of a P shaped bath with shower above, W.C. & hand wash basin, heated towel rail, wall tiling, frosted double glazed UPVC window, lighting.

**First Floor Landing:**

7'7" x 7'2" (2.32m x 2.19m)

Double glazed UPVC window, exposed stone walling, power & lighting, doors to bedrooms.

**Bedroom One:**

10'2" x 9'4" (3.12m x 2.87m)

Double glazed UPVC window, power & lighting, built in wardrobes.

**Bedroom Two:**

10'0" x 6'7" (3.07m x 2.03m)

Double glazed UPVC window, power & lighting, radiator.

**Bedroom Three:**

8'8" x 6'11" (2.66m x 2.12m)

Double glazed UPVC window, exposed stone walling, power & lighting, radiator.

### Outside:

The gardens are a true standout feature of the property, beautifully established and lovingly maintained to create a peaceful and picturesque outdoor setting. Bursting with colour and character, the grounds enjoy an impressive array of mature shrubs, vibrant flowers and established planting, providing year-round interest and a wonderful sense of privacy.

Perfect for keen gardeners and those looking to embrace a more self-sufficient lifestyle, the garden also benefits from a polytunnel and two greenhouses, offering excellent growing space for flowers, fruit and vegetables alike.

Backing onto beautiful woodland views, the outdoor space enjoys a tranquil backdrop, creating an idyllic

environment to relax and unwind. There are several lawned areas interspersed throughout the grounds, ideal for enjoying the surroundings or entertaining family and friends.

Further enhancing the versatility of the garden are a selection of useful outbuildings, including a charming stone outbuilding and multiple wooden sheds providing excellent storage, workshop potential or hobby space.

### Outbuilding:

Power & lighting, window, space & plumbing for washing machine, space for tumble dryer, space for freezer.



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



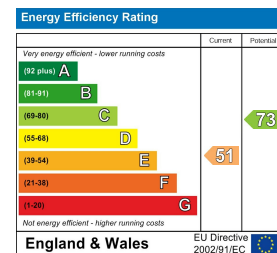
## Floor Plan



## Viewing

Please contact our Cinderford Office on 01594 825574 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.