



## High Street

Bream, Lydney, GL15 6JF

Offers In The Region Of £625,000





\*\*\*VIRTUAL TOUR AVAILABLE\*\*\*SPACIOUS DETACHED RESIDENCE WITH SEPARATE TWO BEDROOM FLAT\*\*\*ADDITIONAL 3 BEDSITS\*\*\*

Dean Estate Agents are delighted to offer 'For Sale' This elevated detached residence enjoying views across the village and beyond. The generous plot offers mature gardens, two garages, turning spaces and a sweeping driveway providing ample parking for numerous and various vehicles. There are two timber built sheds and a block built workshop.

The main residence has two reception rooms, fitted kitchen/diner, utility room, family bathroom, three bedrooms (formerly 4), two en-suites and gas heating system. In addition there is a two bedroom flat and 3 separate bedsits (speak to the agent reference the income)

The village of Bream has a wide range of amenities and is just 3 miles from Lydney and approx. 5 miles from Coleford.



#### Main Residence :

##### Entrance Porch :

5'0" x 3'7" (1.54 x 1.11)

Entered via a solid wood door, tiled floor, wooden door to Hallway.

##### Hallway :

5'10" x 14'2" (1.80 x 4.34)

Being 'L' shaped, tiled floor, access to loft space via a ladder (partially boarded), two radiators, airing cupboard.

##### Bathroom :

7'11" x 6'6" (2.42 x 2.00)

Shower cubicle, bidet, low level WC, wash hand basin, tiled floor, radiator, extractor fan, window to rear aspect.

##### Lounge / Diner :

19'9" x 16'8" (6.04 x 5.10)

Feature fireplace with coal effect gas fire, laminate flooring, two radiators, two windows to side aspect, sliding door to Conservatory.

##### Conservatory :

10'7" x 11'8" (3.24 x 3.58)

UPVC double glazed construction, double glazed French doors to outside, laminate flooring, views.

##### Kitchen / Diner :

19'9" x 11'3" (6.03 x 3.45)

Matching wall and base cabinets, 1.5 bowl sink unit, gas hob, electric oven and grill, plumbing for dishwasher, tiled splash backs, tiled floor, radiator, space for table and chairs, windows to front and side aspects.

##### Utility Room :

10'2" x 5'5" (3.11 x 1.67)

Circular sink, plumbing for washing machine, space for tumble dryer, tiled floor, storage cupboard, window to side aspect.

##### Bedroom One :

15'2" x 11'10" (4.64 x 3.63)

Fitted wardrobes and chest of drawers, radiator, bay window to front aspect, window to side aspect.

##### En-suite Shower Room :

8'7" x 2'11" (2.62 x 0.90)

Shower cubicle, low level WC, wash hand basin, radiator, window to side aspect.

##### Bedroom Two :

16'9" x 9'9" (5.11 x 2.98)

Radiator, window to rear aspect, patio doors to side aspect.

##### Former Shower Room :

3'4" x 9'10" (1.03 x 3.01)

Wash hand basin, plumbing for shower, window to side aspect, separate WC.

##### Bedroom Three :

9'10" x 11'10" (3.02 x 3.61)

Radiator, window to front aspect.

##### Flat One : Underneath the main residence.

Comprising of entrance hallway, kitchen, living room, two bedrooms and shower room. This property is currently let with an income of £400 per calendar month.

##### Flat Two :

Comprising of kitchen, living room, one bedroom and bathroom. This property is currently let with an income of £390 per calendar month.

Tel: 01594 825574

**Flat Three :**

Comprising of kitchen, one bedroom and shower room. This property is currently let with an income of £400 per calendar month.

**Flat Four :**

Comprising of kitchen, living room, one bedroom and shower room. This property is currently let with an income of £360 per calendar month.

**Agents Notes:**

Flats two, three and four was formerly an indoor swimming pool, this can be reinstated.

The post box and telephone box can be purchased by separate negotiation.

**Outside :**

The property is accessed via a cattle grid from the main road, with a sweeping driveway to the properties, off road parking for numerous and various vehicles, two timber sheds, block built workshop, attached communal laundry room, outside water tap, there is a lower section of garden that has a lawn,, mature shrubs and trees, pond and Cotswold stone area. To the front is a raised verandah with lawned garden, shed and summer house, Cotswold stone area. To the side of the detached garage is a wooden shed and patio, two hard standing / turning area's, garage / workshop under main residence and a mature Araucaria araucana (monkey puzzle tree)

**Detached Garage:**

Detached garage with power and light.



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Road Map



Hybrid Map



Terrain Map



Floor Plan

**Approximate total area<sup>1</sup>**

3525.29 ft<sup>2</sup>

327.51 m<sup>2</sup>

(1) Excluding balconies and terraces

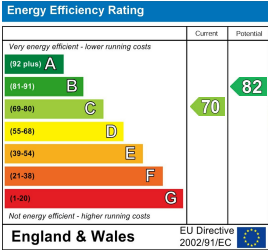
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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



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