



# 34 HIGH STREET

Aylburton, Lydney, Gloucestershire, GL15 6DE

**DJ&P**  
NEWLAND RENNIE

**RESIDENTIAL**

# 34 HIGH STREET

Aylburton, Lydney, GL15 6DE

- Fine Example of an Immaculate Period Home
- Abundance of Original Character Features Coupled with Modern Fixtures & Fittings
- Spacious Living/ Dining Room with Feature Stone Fireplace & Multi-Fuel Burner
- Beautiful Open Plan Kitchen/ Breakfast/ Family Room with Walk-In Pantry & Bi-Fold Doors to Garden
- Two Double Bedrooms Boasting Exposed Stone Walls & Ceiling Beams
- Tastefully Appointed Four-Piece Bathroom
- Spacious, Level & Sunny Rear Gardens with Patio/ Terrace Ideal for Entertaining/ Al Fresco Dining, Lawn & Vegetable Plot
- Useful Stone Outbuilding Offering Excellent Potential for Conversion (STP)
- Popular & Convenient Village Location Just Under 2 Miles to Lydney & 7 Miles to Chepstow
- Commutable Access to Bristol, Cardiff & Gloucester

**GUIDE PRICE**  
**£279,950**

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## DESCRIPTION

An immaculately presented 17th Century mid-terrace cottage boasting an abundance of original character features combined with modern and contemporary fixtures and fittings making this a perfect, ready to move in home, situated in this popular village of Aylburton, some seven miles North of Chepstow.

The property has been finished to an extremely high standard with excellent attention to detail and is tastefully decorated throughout. The spacious living/ dining room has a beautiful focal point being the original stone fireplace with a multi fuel stove, the open plan kitchen/ dining/ family room is an outstanding addition, light, airy and an ideal space for entertaining and day living. Bi-fold doors open out onto the gardens and a walk-in pantry provides an excellent storage facility. The first floor is a real insight into the 17<sup>th</sup> Century history with exposed stone walls and suspended beams. There are two very good size double bedrooms, both affording ample built-in storage.

The gardens are a real joy to walk around and offer both privacy and space, coupled with an excellent opportunity to utilise a useful stone outbuilding and create a self-contained annexe, home office/ studio or games room – subject to the necessary consent. Accessed directly off the kitchen is a good-sized patio area, leading to a raised terrace which is ideal for entertaining, summer BBQ's and for family living.

A fine example of a modern, period home suitable for a variety of requirements and situated in a very convenient location.

## SITUATION

The popular village of Aylburton has its own primary school, village hall, Church and Public houses. Accessible to country walks and within beautiful countryside yet within a 15-minute drive of Chepstow being less than 8 miles away and Lydney with its shopping facilities and train station just under 2 miles away. The regional centres of Bristol and Gloucester are within commuting distance being 27 and 21 miles away respectively.

## ACCOMMODATION LIVING/ DINING ROOM

Original beamed ceiling, built-in under stair sofa, stone fireplace with inset 'Esse' multi fuel stove, hardwood floor, windows to the front and side aspect, open to kitchen/breakfast room.

## KITCHEN/ BREAKFAST/ FAMILY ROOM

Velux roof lights, walk in pantry, fitted cabinets with hardwood work surface, central island with integrated book shelves, Rangemaster stove, Belfast sink, limestone floor, door to shower room, bi-folding doors to courtyard. Under floor heating to this room. Excellent space for dining/ living area.

## WALK-IN PANTRY

Fitted storage cupboards and shelves, hardwood work surface, integrated washing machine and housing the 'Worcester' combi gas boiler, 'Fired Earth' patterned floor tiles.

## FOUR-PIECE BATHROOM

Window to rear aspect with fitted plantation blinds. Original re-conditioned roll top bath, large walk in shower enclosure with direct supply shower, wash hand basin, WC, limestone floor. Under floor heating to this room.

## FIRST FLOOR LANDING

Exposed beams, stripped floor boards, doors to both bedrooms.

## BEDROOM ONE

Window to front aspect with fitted shutters, apex ceiling with exposed A frame, large walk in storage cupboard, exposed floor boards.

## BEDROOM TWO

Window to side aspect, apex ceiling with exposed A frame, large built in storage cupboards, original stone fireplace.

## OUTSIDE GARDENS

The attractive and spacious sunny rear garden is mainly level and offers privacy. There are a variety of mature fruit trees along with a well-maintained vegetable plot. Bi-folding doors open out onto a fabulous flagstone terrace which provides plenty of space for outdoor entertaining and relaxing. The remainder of the garden is laid to lawn bordered by a range of attractive flowers and shrubs.

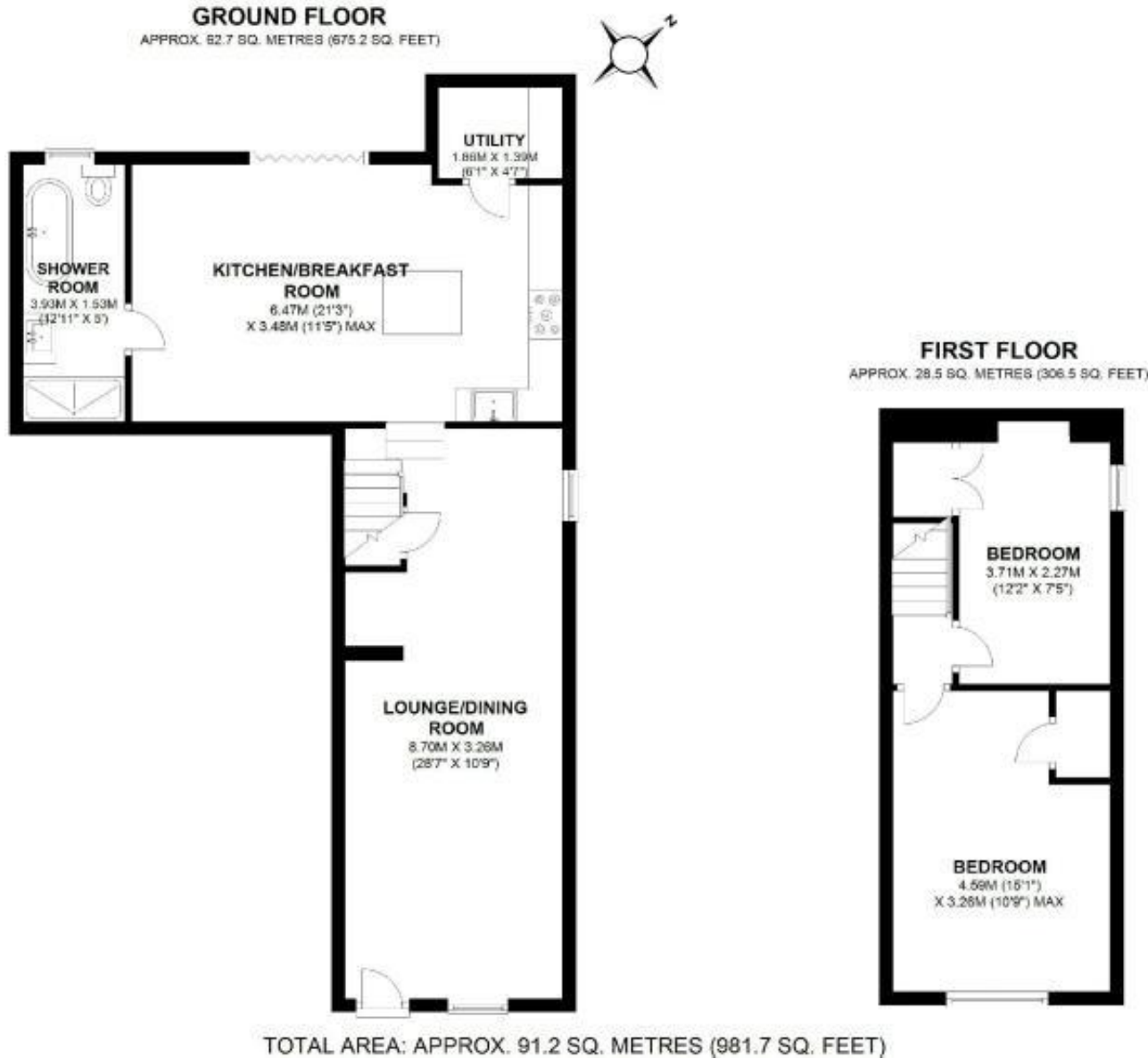
## OUTBUILDING/STUDIO

6.9m (22ft 8in) x 3.2m (10ft 6in)  
This stone outbuilding offers prime potential for conversion to suit a variety of needs. It could become a self-contained annexe, home office/ studio or a gym, subject to the necessary consent.









### TENURE

We are informed the property is Freehold. Intended purchasers should make their own enquiries via their solicitors.

### SERVICES

Mains electricity and drainage. Central heating by LPG. Water supplied by spring water.

### COUNCIL TAX BAND: B

### EPC RATING: F

### VIEWING

Strictly by appointment with the Agents: DJ&P Newland Rennie. Tel: 01291 626775

### FIXTURES & FITTINGS

Unless specifically described in these particulars, all other, fixtures & fittings are excluded from the sale though may be available by separate negotiation. Further information is available from the Vendor's agents.

### PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. LIG0822. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of DJ&P Newland Rennie or the vendor or his solicitor.

### WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.