



WOODLAND VIEW

THE BOARTS | LYDBROOK | GLOUCESTERSHIRE



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WOODLAND VIEW IS A SUPERB OPPORTUNITY TO ACQUIRE A SMALLHOLDING INCLUDING AN ATTRACTIVE COUNTRY COTTAGE NESTLED WITHIN A STUNNING WOODLAND LOCATION. SITUATED ABOVE THE VILLAGE OF LYDBROOK IN THE ROYAL FOREST OF DEAN, THE COTTAGE BOASTS THREE DOUBLE BEDROOMS, THREE RECEPTION ROOMS, VARIOUS OUTBUILDINGS AND A TOTAL PLOT MEASURING APPROXIMATELY 1.8 ACRES.

- Three double bedrooms and a modernised family bathroom •
 - Light and airy kitchen with dining area •
- Three reception rooms and a large utility/boot room with shower room •
 - Substantial detached garage and detached workshop •
 - Total plot measuring approximately 1.8 acres •
- Land divided into designated areas for the purpose of rearing animals •
 - Envious vegetable produce area •

DISTANCES FROM WOODLAND VIEW

Coleford 3.5 miles • Ross-on-Wye 8.0 miles • Monmouth 10.8 miles
Gloucester 18.7 miles • Hereford 21.5 miles • Cheltenham 25.2 miles
Bristol 34.0 miles • London 131.0 miles
Lydney Train Station 10.5 miles • Gloucester Train Station 17.8 miles
Hereford Train Station 22.2 miles • Bristol Airport 43.1 miles
Cardiff Airport 59.4 miles • Birmingham Airport 77.4 miles
(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.



LOCATION & SITUATION

Lydbrook is a popular village located between Coleford and Ross-on-Wye. The area offers a variety of amenities including public houses, a primary school, post office, health centre and an award winning fish and chip shop. The property lies on the edge of the Royal Forest of Dean with Coleford being the nearest town being just 3.5 miles South of the property. Coleford boasts a cinema, railway museum, a good range of shops, restaurants, cafes and is home to the ever popular Coleford Music Festival.

For golf enthusiasts, Forest Hills Golf Club is just 2.6 miles from the property. For lovers of the great outdoors, there are an abundance of activities that the Wye Valley and Forest of Dean have to offer, including Clearwell Caves, Puzzlewood, Go Ape, Dean Heritage Centre, Perrygrove Railway and Beechenhurst Forest. There are also many different cycling and running trails in the Forest of Dean and Wye Valley with something for every age and skill level.

Ross-on-Wye is a market town overlooking the River Wye and within the Wye Valley Area of Outstanding Natural Beauty. It is known as the gateway to the Wye Valley. It has an abundance of independent shops, supermarkets, cafes, restaurants, primary and secondary schools and leisure activities.

Monmouth, located just 10.8 miles from Woodland View boasts excellent schools including Haberdashers independent boys and girls schools, Llangatock School Monmouth with Montessori Nursery, state of the art Monmouth Comprehensive School and a selection of Primary Schools. Monmouth also offers an up-market traditional shopping street, with boutique shops, Waitrose supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure activities.

THE PROPERTY

Woodland View, previously a cottage with a substantial garden has now been transformed into a thriving smallholding by the current owners. The land has been divided into designated areas for the purpose of rearing animals and growing produce for consumption.

Step into the entrance hall that has plenty of space for storing coats and footwear. Doors from the entrance hall guide you into the study and the open plan kitchen and dining room.

The dining room has wooden flooring and space for a family sized table and chairs. Tiled flooring leads you into the kitchen which is extremely light and airy and benefits from a centrally located island. There is space for a range style cooker, fridge / freezer and a double sink conveniently overlooks the side aspect. A Lincar solid fuel fired stove sits perfectly within a recess and



provides the heating and hot water for the property. French doors open out to the raised terrace and another door from the kitchen opens into the utility room and shower room.

The utility room has plenty of space for white goods and plumbing for a washing machine. A skylight has been added to brighten up the room and a cupboard provides additional storage. The shower room has been modernised and has a w.c, wall mounted wash hand basin and a corner shower unit.

A study located off the entrance hall is a great space to work from home and is currently being utilised to that effect. The sitting room and sun room can be accessed via the study.

The sun room also provides an excellent space to work from home or could be used as a home studio if desired. Light floods into the space via skylights and superb views across woodland can be appreciated to the rear aspect.

The sitting room is spacious and has a beautiful fireplace with stone hearth and woodburning stove providing the main focal point in the room. This room has French doors leading out to the sunny terrace and a window to the front aspect.

Stairs from the study lead up to the first floor landing. There are three double bedrooms and a recently refurbished family bathroom. The bathroom is finished with mosaic floor tiles and a four piece white suite.

OUTSIDE

Woodland View sits within a plot measuring approximately 1.8 acres. A gate at the entrance opens onto a driveway leading down to an ample off road parking area, garage and outbuildings.

The land is currently divided up for the purpose of rearing animals and growing produce for consumption. This is something that could be continued if you are looking for a similar lifestyle choice but would equally appeal to those who are simply looking for a peaceful location to live or for hobby farming. The land is slightly elevated and there are multiple field shelters within the paddocks.

In addition to the land is a well-established garden with various seating areas to enjoy al-fresco dining, particularly the large raised terrace to the rear aspect boasting excellent woodland views.

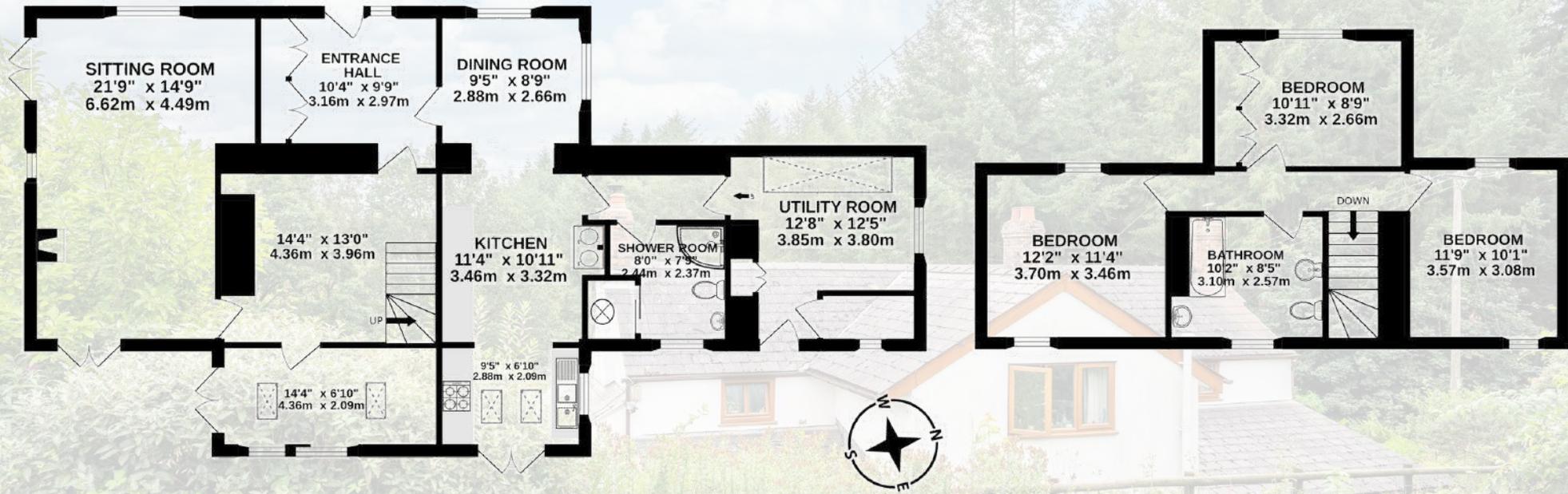
There is also a detached workshop benefitting from power and lighting that has potential for conversion subject to gaining necessary planning consents.



FLOORPLAN

GROUND FLOOR
1163 sq.ft. (108.0 sq.m.) approx.

1ST FLOOR
524 sq.ft. (48.7 sq.m.) approx.



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TOTAL FLOOR AREA : 1687 sq.ft. (156.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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KEY INFORMATION

Services: Mains electricity and water, solid fuel fired central heating and private drainage (septic tank).

Tenure: Freehold

Wayleaves, Easements and Rights of Way: The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

Fixtures and Fittings: Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

Council Tax Band: F

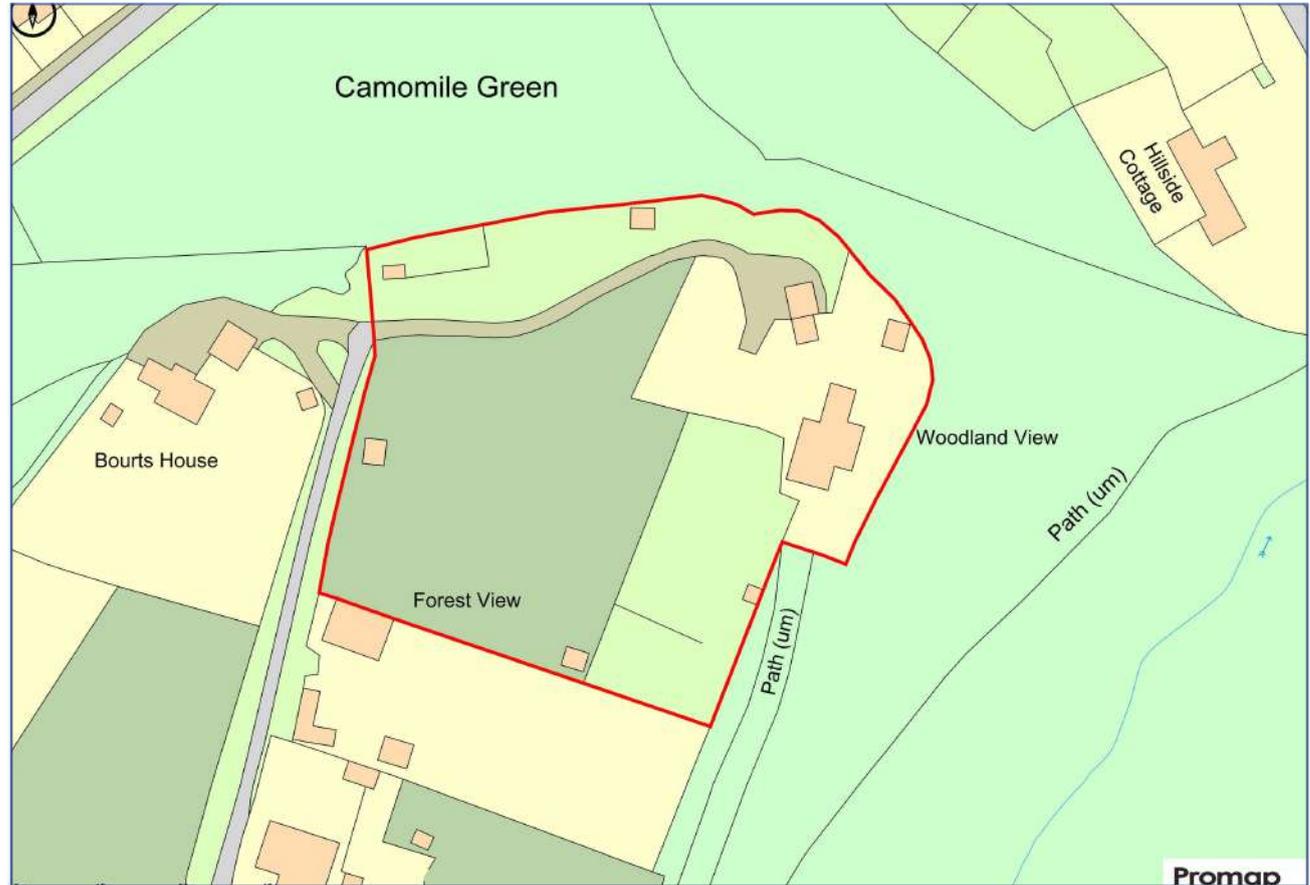
Local Authority: Forest of Dean District Council. Telephone 01594 810000

Viewings: Strictly by appointment with the selling agents

Directions: From Coleford follow the A4136 towards Worrall Hill. Continue past the first left hand turning signposted Eastbach. Shortly afterwards you will reach a sign post for Worrall Hill, take the next left and pass through Worrall Hill until you reach the right hand turning sign posted 'The Bourts'. Turn right and continue up the hill until you reach a green triangle. Turn left and go to the end of this lane where the gate to Woodland View can be found on the right hand side.

Postcode: GL17 9QB

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ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E		
21-38	F	21 F	
1-20	G		