



## The Farthings, Joys Green Road

Lydbrook, Gloucestershire, GL17 9SX

Offers Over £425,000



\*\*\*VIRTUAL TOUR AVAILABLE\*\*\*VIEWING HIGHLY RECOMMENDED\*\*\* Dean Estate Agents are delighted to offer to the market this four-bedroom house situated in a rural area just outside of Lydbrook in the Forest of Dean.

Upon entering the property there is a spacious lounge with patio doors overlooking the gardens, from here there is a downstairs shower room and a double bedroom, there are stairs to the first floor from the lounge leading to the large master bedroom with velux windows.

The property benefits from an L-shaped kitchen/diner with space for table and chairs making it a fantastic family hub, there are then further steps down to the cosy snug with a wood burner and exposed stone fireplace. On the first floor, there are two additional bedrooms and a family bathroom.

Outside there is ample off road parking, a garage and a workshop, a lovely garden with space for seating and glorious views over the River Wye and the distant Malvern Hills.



Approached via double glazed patio doors into:

#### Lounge:

Double panelled radiators, double glazed window, stairs to bedroom one on the first floor, power and lighting, stairs to the kitchen/diner, doors to bedroom two and shower room.

#### Bedroom One:

Double glazed velux windows, double glazed windows, a double panelled radiator, TV point, power and lighting.

#### Bedroom Two (by lounge):

Double panelled radiators, TV point, UPVC double glazed windows, power and lighting.

#### Shower Room:

A walk in corner shower with glass sliding screen, tiled flooring, heated towel rail, W.C., pedestal sink, an extractor fan.

#### Kitchen/Diner:

A range of base, wall and drawer units, a Bosch integrated oven, a Siemens electric hob, a stainless steel one and a half bowl sink and drainer unit, space and plumbing for a washing

machine, an extractor hood, double glazed windows, door to the front, storage cupboard, boiler, tiled flooring, a double panelled radiator, stairs to snug downstairs and first floor landing.

#### Snug:

A wood burner with exposed stone fireplace, a double panelled radiator, window.

#### First Floor Landing:

Loft access, smoke alarm, lighting, doors to the bedrooms and bathroom.

#### Bedroom Three:

Storage cupboard, cupboard housing the immersion tank, a double panelled radiator, window to side, power and lighting.

#### Bedroom Four:

Window to front, a double panelled radiator, storage cupboard, power and lighting.

#### Bathroom:

A white panelled bath, a pedestal sink, W.C., a double panelled radiator, double glazed window, light.

#### Outside:

Approached via a single track to the property. The

property has recently benefited from new fencing throughout. If you're looking for a property with stunning views, look no further! This property boasts views over the River Wye and distant views towards the Malverns. The garden is mainly lawned with a patio area for seating. The property also benefits from a pedestrian gate straight into the woodlands as well as a workshop, garage and parking for multiple vehicles.

#### Workshop:

Doors, windows, W.C., sink, power and lighting.

#### Garage:

Up and over door.



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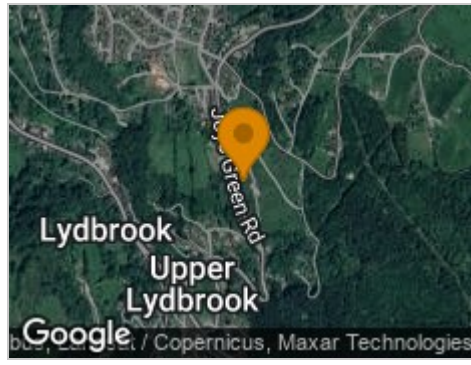
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As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development

## Road Map



## Hybrid Map



## Terrain Map



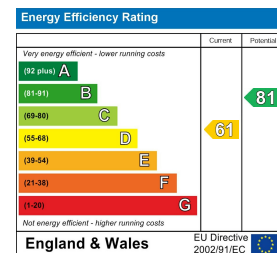
## Floor Plan



## 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



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