



## 2 Beech Cottage, Forge Hill Lydbrook, Gloucestershire, GL17 9QS

£325,000



\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* Dean Estate Agents are delighted to offer to the market this gorgeous cottage surrounded by a large beautifully presented wraparound garden backing onto woodlands. The slightly sloping garden is separated into sections with different seating areas making the most of the glorious views of the countryside, the garden has attractive flowers and shrubs throughout. There is block paved parking area with ample space for multiple vehicles.

The semi-detached cottage benefits from two reception rooms to include a spacious lounge with woodburning stove and window overlooking the countryside and a separate dining room. This leads through to the modern kitchen and utility room/cloakroom. Upstairs there are two double bedrooms with wardrobes, both overlooking the stunning views, and a shower room with corner shower cubicle and vanity unit.

This delightful cottage is situated in the beautiful area of Lydbrook in the Forest of Dean. The village has all the necessary amenities nearby including a convenience store, public house, church, primary school and doctor surgery but feels semi rural and secluded. There are plenty of idyllic spots and woodland walks nearby.



Approached via front door into:

Entrance Hallway:

3'6" x 3'2" (1.07m x 0.99m)

Door to lounge, stairs to first floor landing, radiator, lighting.

Lounge:

14'3" x 10'3" (4.36m x 3.14m)

Feature fireplace with woodburning stove, double glazed window to front aspect, wooden flooring, built-in understairs storage cupboard, power and lighting, latch door to dining room.

Dining Room:

10'4" x 10'2" (3.15m x 3.10m)

Double glazed window to side aspect, ceramic tiled flooring, radiator, power and spotlights, latch door to the kitchen.

Kitchen:

6'3" x 7'1" (1.92m x 2.16m)

A range base units, worktops, circular sink unit, space for oven, extractor hood, space and plumbing for dishwasher, double glazed window to side aspect, double glazed door to the garden, wall-mounted gas boiler, built in larder cupboard, tiled flooring, tiled

splashbacks, spotlights and power, door to utility room/cloakroom.

Utility Room/Cloakroom:

5'6" x 5'8" (1.68m x 1.73m)

Low level W.C., base units, worktops, circular sink unit with mixer tap, extractor fan, double glazed window to side aspect.

First Floor Landing:

6'3" x 5'4" (1.93m x 1.63m)

Doors to both bedrooms and bathroom, radiator, power and lighting.

Bedroom One:

7'5" x 12'5" (2.28m x 3.81m)

Double glazed window to front aspect enjoying countryside views, radiator, power and lighting, walk-in storage area with double glazed window to front.

Bedroom Two:

8'0" x 9'11" (2.44m x 3.03m)

Fitted wardrobes, radiator, double glazed window to side aspect with views over the garden. This bedroom has two steps down into it from the landing and a slightly sloping roof.

## Shower Room:

6'6" x 7'2" (1.99m x 2.20m)

Vanity storage unit with inset W.C and inset wash hand basin, tiled splashbacks, corner shower cubicle with tiled splashbacks, towel rail, vinyl flooring, double glazed frosted window to side aspect.

## Outside:

The wraparound garden is mainly laid to lawn but separated off into sections and there is a woodland backdrop at the rear of the property. There is a wooden gate and pathway with steps leading to the front door. The current vendor has added a covered outdoor terrace to the side of the property with

lighting and seating overlooking the garden. There is also a seating area at the top of the garden making the most of the countryside views and a wooden gazebo in the middle of the garden with attractive shrubs and flowers all around. The parking area to the side of the property is block paved and there is ample space for multiple vehicles, a gate to the side leads into the garden.



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## Road Map



## Hybrid Map



## Terrain Map



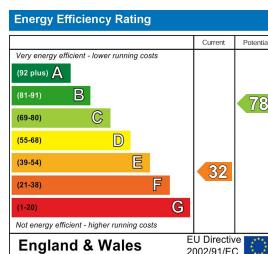
## Floor Plan



## 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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