



Bluebell Cottage, Joys Green Road

Lydbrook, GL17 9SX

Offers In The Region Of £300,000



2



1



1

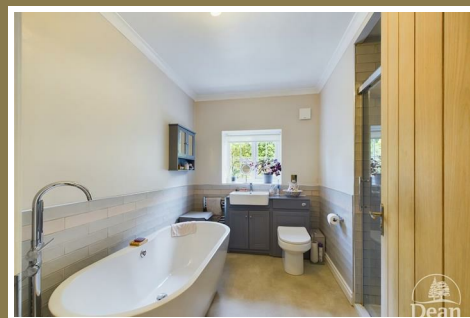


VIRTUAL TOUR AVAILABLE Dean Estate Agents are pleased to present this beautifully renovated cottage, offering amazing views of the surrounding countryside.

The current vendor has thoughtfully designed the space to create a welcoming home. Upon arrival, you will find ample off-road parking for several vehicles, along with a lovely garden featuring mature shrubs, plants, and seating areas where you can sit and enjoy the scenic views.

The accommodation comprises of bright and airy lounge with a wood burner, a spacious, modern kitchen/diner with a farmhouse style twist, and a kitchen island.

From the first floor staircase, you will find two double bedrooms, both offering countryside views to the front, and access to an extremely impressive bathroom with a freestanding bath and walk in shower. You do not want to miss out on this beautiful property; call to book your viewing now.



Approached via composite double glazed front door into:

Lounge:

13'8" x 10'7" (4.19m x 3.25m)

Feature fireplace with inset woodburner and stone plinth, UPVC double glazed window to front aspect, a double panelled radiator, laminate flooring, power & lighting, opening to kitchen/diner.

Kitchen/Diner:

12'3" x 20'0" (3.74m x 6.12m)

A range of wall units, base units and drawers, wooden worktops, Belfast style double sink with mixer tap, an integrated dishwasher, space for an oven, an extractor hood, an integrated fridge/freezer, kitchen island with shelving, tiled splashbacks, laminate flooring, spotlights, understairs storage cupboard with space & plumbing for a washing machine, power & lighting, double panelled radiator, UPVC double glazed window to front aspect, consumer unit, UPVC double glazed door & window to the rear garden, stairs to first floor landing.

First Floor Landing:

12'6" x 2'10" (3.82m x 0.87m)

Doors to both bedrooms and the bathroom, UPVC double glazed window to side aspect, loft access, laminate flooring, power & lighting.

Bedroom One:

13'7" x 10'10" (4.16m x 3.31m)

UPVC double glazed window to front aspect, double panelled radiator, laminate flooring, loft access, power & lighting.

Bedroom Two:

12'4" x 8'4" (3.78m x 2.56m)

UPVC double glazed window to front aspect, double panelled radiator, laminate flooring, power & lighting.

Bathroom:

6'6" x 8'8" (1.99m x 2.65m)

A free-standing bath, vanity unit with inset wash hand basin and W.C., a walk in shower with rainfall & handheld attachments, partly tiled walls, two heated towel rails, a shaver point, UPVC double glazed window to front aspect, an extractor fan, lighting.

Outside:

The property is approached via a single track lane leading to the spacious driveway with plenty of space for 3-4 vehicles, there is a small courtyard garden to the front of the property accessed via a pedestrian gate leading to the front door and access around the side of the property. The large plot is one of the many selling points of this property, along with the gorgeous countryside views.

From the kitchen door, you step out onto a paved area ideal for outdoor seating. This area connects to the remainder of the garden, which is predominantly laid to lawn, featuring an array of mature shrubs and flowers throughout. At the upper end of the garden, there is a decking space that offers a additional seating options, along with a shed for storage purposes.



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose.

These details do not constitute any part of any Offer, Contract or Tenancy Agreement.

Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them.

Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

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 service charge. Please enquire at the time of viewing.

You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

Road Map



Hybrid Map



Terrain Map



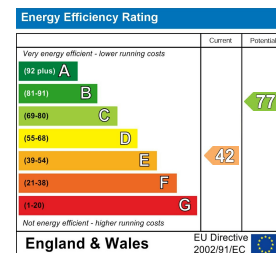
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.