



Hazeldean & Lyndhurst Upper Road

Pillowell, Lydney, GL15 4RD

£450,000



Discover a rare opportunity to acquire two charming, attached cottages nestled in a highly sought-after rural location. Perfect for those with a vision, these properties offer immense potential for renovation and transformation into stunning homes or a delightful holiday retreat. With their idyllic setting and considerable scope for personalisation, this is an exceptional chance to create something truly special in a peaceful, desirable area. Don't miss out on this unique investment opportunity!!!

Pillowell has woodland and countryside views surrounding the village, a sought after primary school and plenty of walks. The nearby village of Yorkley has more facilities to include doctors surgery, community hall, convenience store, post office, primary school & public house. Lydney, only a short drive away, has many more amenities such as supermarkets, secondary school, independent shops & cafes, library & takeaways.



Hazeldean:

Approached via front door into:

Entrance Porch:

Lighting, consumer unit, single panelled wooden window, door into lounge.

Lounge:

Two double panelled radiators, two double glazed wooden windows to side aspect, double glazed sliding patio door, TV point, power & lighting, stairs to first floor, door into dining room.

Dining Room:

Single panelled radiator, power & lighting, sliding doors into kitchen, door into utility room.

Kitchen:

Stainless steel sink, electric cooker & oven, fridge/freezer, a range of base units, wooden door into rear garden, power & lighting.

Utility Room:

Space & plumbing for washing machine, space for fridge, power & lighting, single glazed window, door into bathroom.

Bathroom:

Frosted double glazed window, W.C., hand wash basin with storage below, bath with hand held hose, lighting, single panelled radiator.

First Floor Landing:

Doors to bedrooms & bathroom, smoke alarm, power & lighting.

Bedroom One:

Single glazed window to rear aspect, double panelled radiator, power & wall lighting, storage cupboard over the stairs.

Bedroom Two:

Double glazed wooden window to side aspect, storage over the stairs, power & lighting, double panelled radiator, loft access.

Bedroom Three:

Two double glazed wooden windows, double panelled radiator, power & lighting.

Shower Room:

Walk in electric shower, double panelled radiator, W.C., hand wash basin with wall mounted mirror above, double glazed frosted window.

Outside:

As you approach the garden through the rear doors, you are met with a large patio area overlooking the rest of the garden. You'll find another concrete patio area down some steps, perfect for entertaining. Beyond this, there is a large laid to lawn area surrounded by mature shrubs and hedges. The view beyond the garden is filled with woodland and views of the village of Whitecroft.

To the front is a barred gate with off road parking for ample vehicles, mature shrubs, a wooden gate to the property and a storage shed.

Lyndhurst:

Entrance Porch:

Lighting, consumer unit, single panelled wooden window.

Lounge:

Double glazed window to front aspect, syone feature fireplace, electric radiator, power & lighting, door to kitchen.

Kitchen:

A range of base units, space for fridge/freezer and cooker, stainless steel

sink with integrated drainer unit, double glazed window to rear aspect, power & lighting, stairs to first floor landing.

Bathroom:

W.C., hand wash basin, bath, frosted window, lighting, extractor fan.

Rear Entrance Hall:

Power & lighting, doors to bathroom & kitchen.

Bedroom One:

Two stone wall features, feature

fireplace, electric radiator, power & lighting, double glazed wooden window to front aspect.

Bedroom Two:

Double glazed window, power & lighting, airing cupboard.

Outside:

There is pedestrian access via a gate to a courtyard leading to the front door, there are steps to the side of the property leading to a parking area and outbuilding. There are gorgeous views all around.

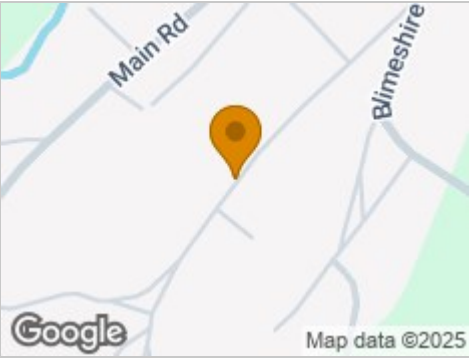
Note:

These properties are available to purchase separately. Hazeldean is available £300,000 and Lyndhurst is available at £150,000.



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



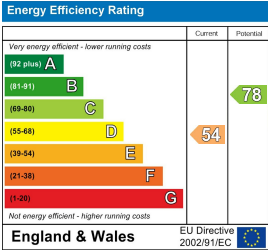
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

