



Lansdown House, Lansdown Walk

Bream, Lydney, GL15 6NE

£637,000



VIRTUAL TOUR AVAILABLE Dean Estate Agents are delighted to present this striking and beautifully refurbished 1890s detached home — a perfect blend of period character and contemporary design. Lovingly taken back to its original walls and completely reimagined, this impressive property now offers modern open-plan living centred around a stunning kitchen/dining/family space, complete with bi-folding doors that open seamlessly onto the gardens.

Set in the heart of the Forest of Dean, surrounded by the lush greenery and picturesque scenery the area is renowned for, the location provides the ideal lifestyle choice for a wide range of buyers.

Entering via the hallway or directly through the kitchen, you're immediately welcomed by the home's warmth and charm. Every detail has been carefully considered — from the preserved character features such as exposed stone walls, to the luxurious kitchen with its superb central island. The kitchen is thoughtfully designed with deep pan drawers, sliding cutlery storage, illuminated interiors and sensor lighting above the worktops — a truly perfect space for cooking, entertaining, and spending time with family and friends.

In summary, this exceptional Forest of Dean residence offers a peaceful retreat with generous living spaces, stylish finishes, and direct access to woodland walks — all within easy reach of Gloucester, Bristol and Cardiff. There is also exciting potential for conversion of the adjoining barn.

Take a look through the photographs and Virtual Tour, and contact us to arrange your viewing of this remarkable home.



The accommodation to the ground floor comprises of an entrance hallway with doors opening to a welcoming lounge and snug which is separated by soft closing sliding pocket doors, a ground floor forth bedroom, currently being used as a most spacious office, a dining area off the kitchen and understairs storage space. The dining area opens into the main kitchen with separate preparation areas and a large and useful central island. Off the main kitchen area is a shower/utility/laundry room and a separate boiler room. Doors from the snug and dining areas open to a wide central staircase to the first floor.

Heating is supplied by a modern efficient and pressurised oil fired system with plentiful designer radiators throughout the property. The windows are double glazed and benefit from bespoke shutters where required. External insulation has been fitted to the weather facing gable and underfloor insulation has been added to all ground floor rooms. The carpets are excellent quality. The bathroom is luxurious and 'boutique style'.

The rooms are all well decorated with soothing tones and will appeal to all that view. Views from the front rooms of distant woodland encompass the traditional forest vibe.

The grounds are predominantly to the front and side aspects and host a two storey barn ideal for conversion into further accommodation, workshop, offices or with the necessary planning permission an additional dwelling for holiday letting.

Approached via a composite door and colour co-ordinated storm porch with light to the Entrance Hall. Access to the property can also be found via the bi-folding doors into the kitchen.

Entrance Hallway:
16'6" x 4'0" (5.04m x 1.23m)

Mosaic effect tiled flooring, radiator, meter cupboard, understairs storage cupboard.

Lounge:
12'0" x 11'10" (3.66m x 3.61m)

Rear aspect UPVC double glazed window with bespoke window shutters, door to the rear lobby staircase and further door to the dining area, dimmer and flick switches, floating oak mantle, designer radiator, wood burner, twin wall lights and picture light.

Snug:
12'7" x 11'10" (3.85m x 3.61m)

Front aspect UPVC double glazed window, panelled walling, wall lights and chapel style radiator, sliding double doors lead into the snug.

Office/Bedroom Four:
12'1" x 10'10" (3.69m x 3.32m)
Front aspect with UPVC double glazed window, integrated book cupboards either side of the chimney breast area, radiator, dimmer switch.

Dining Area:
12'1" x 11'3" (3.70m x 3.45m)

The Dining Area leads into the preparation/kitchen room and is an ideal eating/dining environment which is most sociable when entertaining. This room comprises of Karndene flooring, chapel style radiator, UPVC double glazed window with bespoke window shutter, dimmer switch, stairs to the inner lobby, recess ceiling lights and an exposed stone wall creating division from the kitchen area.

Kitchen:
20'10" x 18'1" (6.37m x 5.52m)

Please refer to the floorplan and virtual tour as well as these notes to relate these descriptions. To the left of the kitchen from the dining area is what we suggest is a preparation area comprising of Vintage Blue base units, deep drawers with sliding cutlery trays, illuminated cupboards with integrated basket shelving,

'Iroko' wooden worktop surfaces, space for American Fridge/Freezer, large pantry/larder cupboard with lighting, space for range cooker, fitted extractor hood and light, radiator, recess ceiling lights, centre island hosting a sink unit with mixer tap, pop up media unit with power, charging facility and USB connection, over worktop censored lighting, stunning bi-folding double glazed doors with integrated blinds, space for wine cooler, book shelving, sliding door to boiler cupboard.

Boiler Cupboard:
Hosting the floor mounted oil fired boiler and hot water tank.

Utility/Shower Room:
9'3" x 7'1" (2.84m x 2.18m)
Located off the kitchen and comprising of a W.C., shower cubicle with mains pressure thermostatic shower, metro tiled walls, space and plumbing for a washing machine, access to loft space, Belfast Sink unit, Iroko wooden worktop surfaces, pull out trolley cupboard.

From both the snug and dining area are doors leading to the rear lobby. Here, one will find a wide staircase leading to the first floor and a UPVC double glazed window to the rear.

First Floor Landing:
15'9" x 3'11" (4.82m x 1.20m)
UPVC double glazed window to the front aspect with distant views and window seat, radiator, dimmer switch and double power point.

Bedroom One:
12'1" x 9'5" (3.69m x 2.89m)
Front aspect UPVC double glazed window with distant views, floor to ceiling Sharps bedroom furniture with mirrored soft closing wardrobes, hanging and shelving, dimmer switch, USB connection with power point, designer radiator, recess ceiling lights, bed reading lights.

Bedroom Two:

12'2" x 11'5" (3.71m x 3.48m)

Rear aspect with UPVC double glazed window, dimmer switch, USB connection with power point, original fireplace, bed reading lights, recess ceiling lights, access to loft space.

Bedroom Three:

12'2" x 11'1" (3.71m x 3.39m)

Rear aspect with UPVC double glazed window, dimmer switch, USB connection with power point, designer radiator, original fireplace, access to loft space.

Family 'Boutique' Bathroom:

11'6" x 10'4" (3.53m x 3.17m)

The most stunning bathroom with extra-large freestanding bath and modern freestanding bath shower mixer tap with handheld shower, exposed forest stone walls, walk in shower cubicle hosting a thermostatic controlled shower with rainfall shower head, tiled walls and glass shower screen, towel shelving, W.C., twin circular sink bowls set on a vanity unit with mixer taps and storage, heated towel rails, oak effect flooring, UPVC double glazed window.

Outside:

The gardens are enclosed with part stone walling and fenced boundaries, lawns, an abundance of shrubs and seasonal flowering plants, veg plot, a patio and raised decking area lead from the kitchen, path to the greenhouse and leading round to the gravelled off road parking area.

Parking for numerous vehicles and access to the Barn. New tall high quality lockable gate, at the rear of the property where you drive your car into the garden parking area. Also there is a lockable side gate as well which again is additional security for peace of mind.

The Barn:

Stone built and over two levels, the internal design of the boiler room has been done to facilitate easy supply of hot water, electricity and drainage. The Barn is currently a storage room but has potential for development subject to the necessary planning permissions. Ideal use would be for an office, studio or accommodation for Air BNB etc. Being located to the far end of the property and not directly overlooking the grounds of this property, it's use is universal and open to suggestions.



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Road Map



Hybrid Map



Terrain Map



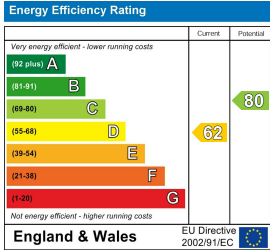
Floor Plan



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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