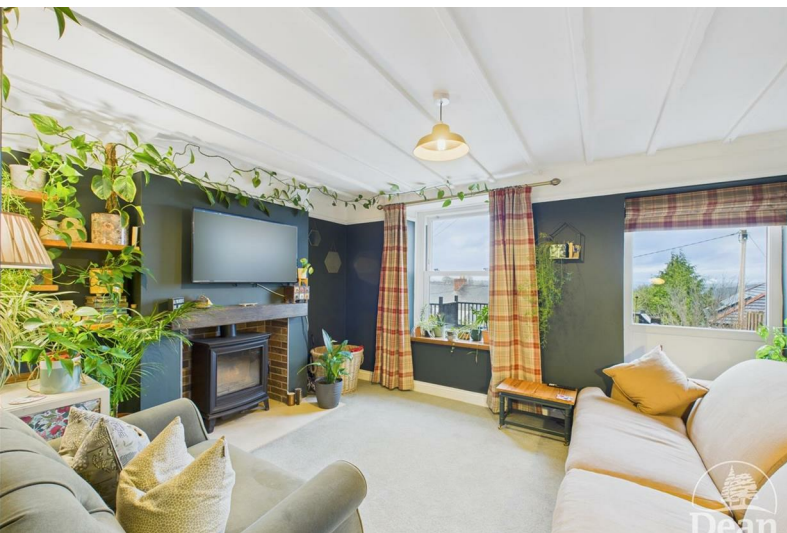




## Joys Green Road

Lydbrook, Gloucestershire, GL17 9SX

£399,950





\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* Dean Estate Agents are delighted to offer to the market this charming cottage situated in an elevated position near Lydbrook with stunning countryside views of the Wye Valley & Forest of Dean. The gorgeous home, sitting on approximately a third of an acre, dates back to around 1860 and has been extensively modernised over the years while retaining its charming original features.

The beautifully presented accommodation boasts a farmhouse style kitchen with sizeable pantry, two reception rooms with cosy lounge with woodburner and dining room plus a handy downstairs cloakroom. To the first floor there are three bedrooms, one currently being used as a home office, contemporary bathroom and access to the rear through a boot room with utility space.

Outside there is a terrace which offer ample space for seating to enjoy the wonderful views with plenty of additional garden space with raised beds and a woodland area. The plot boasts generous parking facilities, including a garage and a separate workshop.

The village of Lydbrook has many woodland walks in your doorstep with wonderful views of the surrounding countryside. There are many amenities to include a convenience store, two public houses, two takeaways and a church.



Approached via a composite door into:

**Kitchen:**

9'10" x 9'8" (3.00m x 2.96m)

A range of eye level & base units, electric hob and oven with extractor hood, one and a half bowl sink with drainer unit & mixer tap, double glazed UPVC window to front aspect, integrated dishwasher, power & lighting, two pantry style cupboards, one with shelving & space for a fridge/freezer with lighting (1.96m x 0.85m) and the other with shelving & power, double panelled radiator.

**Hallway:**

5'11" x 3'9" (1.81m x 1.15m)

Door to rear, doors to cloakroom & dining room, power & lighting.

**Cloakroom:**

6'5" x 3'9" (1.97m x 1.15m)

W.C., radiator, double glazed UPVC window, hand wash basin, extractor fan, lighting.

**Dining Room:**

12'6" x 10'0" (3.83m x 3.05m)

Stairs to first floor landing, double glazed UPVC window, radiator, power & lighting.

**Lounge:**

12'11" x 10'4" (3.94m x 3.17m)

Double glazed UPVC window to front aspect, power & lighting, TV point, wood burner.

**First Floor Landing:**

15'11" x 2'11" (4.87m x 0.91m)

Doors to bedrooms & bathroom, double glazed UPVC window to rear aspect, loft access, smoke alarm, power & lighting.

**Bedroom One:**

12'9" x 10'1" (3.90m x 3.09m)

Double glazed UPVC window to front aspect, radiator, power & lighting.

**Bedroom Two:**

10'10" x 8'7" (3.31m x 2.64m)

Radiator, double glazed UPVC window to front aspect, built in wardrobes, power & lighting, loft access.

**Bedroom Three/Office:**

10'0" x 6'8" (3.05m x 2.05m)

Radiator, double glazed UPVC window, power & lighting, internal window to hallway, door to boot room.

**Bathroom:**  
8'4" x 5'1" (2.56m x 1.56m)  
W.C., vanity unit with inset hand wash basin, double glazed UPVC frosted window, radiator, panelled bath with shower over, extractor fan, lighting.

**Boot Room:**  
7'7" x 7'3" (2.33m x 2.23m)  
Down a few steps brings you to the boot room which has a door to the rear garden. Double glazed UPVC window, power & lighting, consumer unit.

**Utility Room:**  
5'0" x 4'6" (1.53m x 1.38m)  
A range of eye level & base units, space & plumbing for a washing machine.

**Workshop:**  
18'5" x 13'8" (5.63m x 4.18m)  
Wooden door into workshop, windows, lighting and power, worktop benches, door to garage.

**Garage:**  
18'7" x 12'1" (5.68m x 3.70m)  
Currently being used as a home gym, electric roller door, power & lighting.

**Outside:**  
To the front of the property there is a sun terrace offering stunning views of the Wye Valley and beyond, steps down lead to a series of different levels and a greenhouse. From the terrace there is access to the side patio with raised beds, there is an additional patio with a pergola perfect for relaxing and rear access to the property. Further steps lead to the ample off road parking and the garage and workshop.



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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



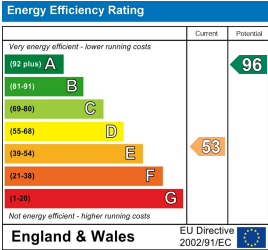
Floor Plan



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



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