



YORKLEY WOOD

Offers over **£375,000**



OLD YORKLEY COTTAGE

Yorkley Wood, Yorkley, Lydney, Gloucestershire GL15 4TU



Characterful 3 bed, semi-detached property
Generous living accommodation throughout
Located in the desired location of Yorkley

Yorkley Wood is a tranquil area on the edge of the Forest of Dean, surrounded by picturesque woodlands and scenic walking trails. Ideal for nature lovers, this location offers easy access to outdoor activities like hiking and cycling while maintaining a peaceful, rural atmosphere.

Despite its secluded feel, Yorkley Wood is well-connected to nearby villages offering local shops, pubs, and schools, with the larger towns of Lydney and Coleford just a short drive away. The community is close-knit and welcoming, making it perfect for those seeking a blend of countryside living and modern convenience.



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KEY FEATURES

- Semi-detached, three-bedroom cottage
- Extensive living accommodation throughout
- Character features throughout
- Private garden to the rear
- Double garage with power and lighting



STEP INSIDE



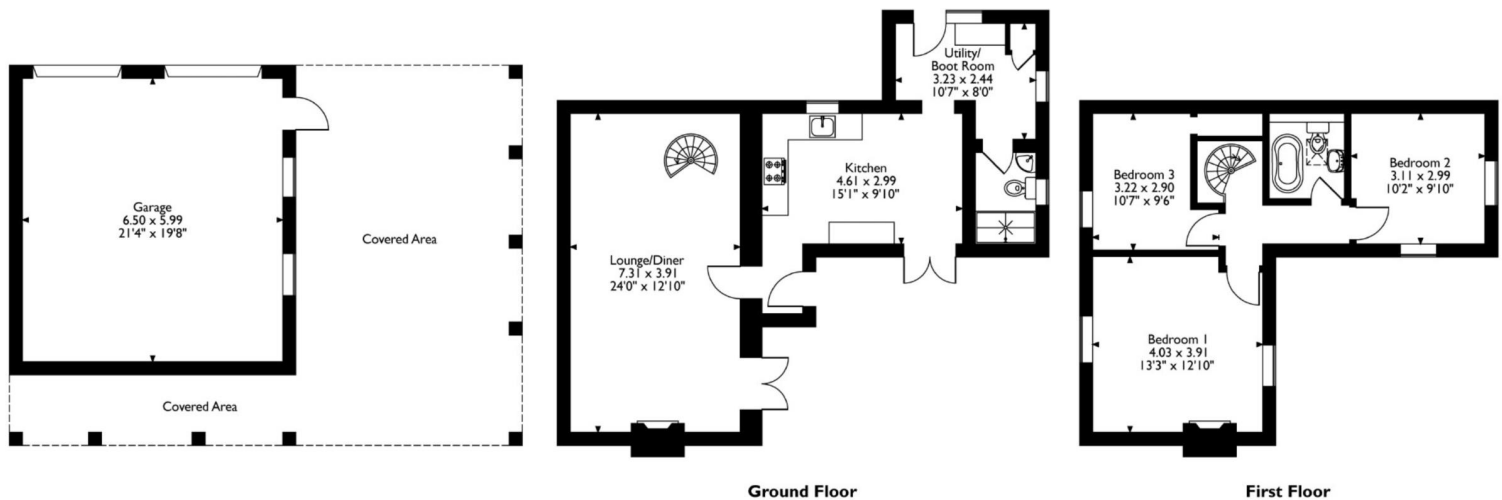
As you enter the home, you are welcomed by a spacious and light-filled lounge/diner, perfect for both relaxing and hosting. The lounge/ dining room has a wood burner with stone surround.

The windows flood the space with natural light while framing the beautiful views. The highlight of this room is a striking iron spiral staircase, which not only adds a unique architectural feature but also seamlessly connects the ground floor to the first floor.

The kitchen is a generous size with French doors out to the garden. The kitchen features plenty of storage space with wall and base units and quality appliances.

Adjacent to the kitchen is a convenient utility/boot room, offering additional storage and access to the garden, ideal for day-to-day family life. The ground floor also benefits from having a shower room that's has a modern three-piece suite.

Approximate Gross Internal Area
 Main House = 102 Sq M/1098 Sq Ft
 Garage = 39 Sq M/420 Sq Ft
 Total = 141 Sq M/1518 Sq Ft



Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Upstairs, the property offers three generously sized bedrooms, each tastefully decorated to create warm and comfortable retreats. The master bedroom, with its serene views across the Forest of Dean, provides a calming atmosphere, perfect for unwinding at the end of the day.

The second and third bedrooms are equally well-proportioned and flexible, with the potential to serve as guest rooms, a home office, or a hobby space. A family bathroom is also on the floor with a three-piece suite with free standing bath.

STEP OUTSIDE



The beautifully landscaped garden, mainly laid to lawn, offers multiple seating areas, providing the perfect setting for alfresco dining and entertaining family and friends. The space is private and well-maintained, ideal for enjoying those warm summer evenings.

To the front of the property, a driveway provides off-road parking for two cars and leads to a large double garage with power and lighting, offering ample storage space and potential for a workshop.

This stunning home in Yorkley Wood is ready to move into, offering stylish living in a peaceful setting with the added benefit of beautiful countryside views. A perfect opportunity not to be missed.

INFORMATION

Postcode: GL15 4TU

Tenure: Freehold

Tax Band: C

Heating: Oil

Drainage: Mains

EPC: E





DIRECTIONS

Head south on Lydney Road and turn right onto Yorkley Wood Road. Take the first right and follow the lane where you will find Old Yorkley Cottage on your right-hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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