



# LENSBROOK

Guide price **£800,000**



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# LENSBROOK COTTAGE

Lydney, Gloucestershire GL15 4LR



Four to five bedrooms

Four reception rooms, kitchen/dining room

Original features including exposed beams and a stone staircase

Lensbrook is a peaceful rural hamlet set within the Forest of Dean district, just a short distance from the popular town of Lydney. Surrounded by open countryside and woodland, the area offers a tranquil setting ideal for those seeking a more relaxed lifestyle with access to nature.

Despite its quiet, semi-rural location, Lensbrook benefits from excellent connectivity. Lydney railway station is approximately 3 miles away, providing direct links to Gloucester, Cheltenham, and onward to Bristol and Cardiff. The nearby A48 and M4/M5 corridors also local amenities, including shops, schools, and healthcare services, are easily accessible in Lydney and the neighbouring villages of Blakeney and Awre. The area is also well served by primary and secondary schools, several of which are rated Good by Ofsted. Convenient road access to major regional centres.





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£800,000



### KEY FEATURES

- Versatile layout, ideal for multi-generational living
- Original features including exposed beams and a stone staircase
- Open-plan kitchen with island and patio access for entertaining
- Four to five bedrooms, four reception rooms





# STEP INSIDE

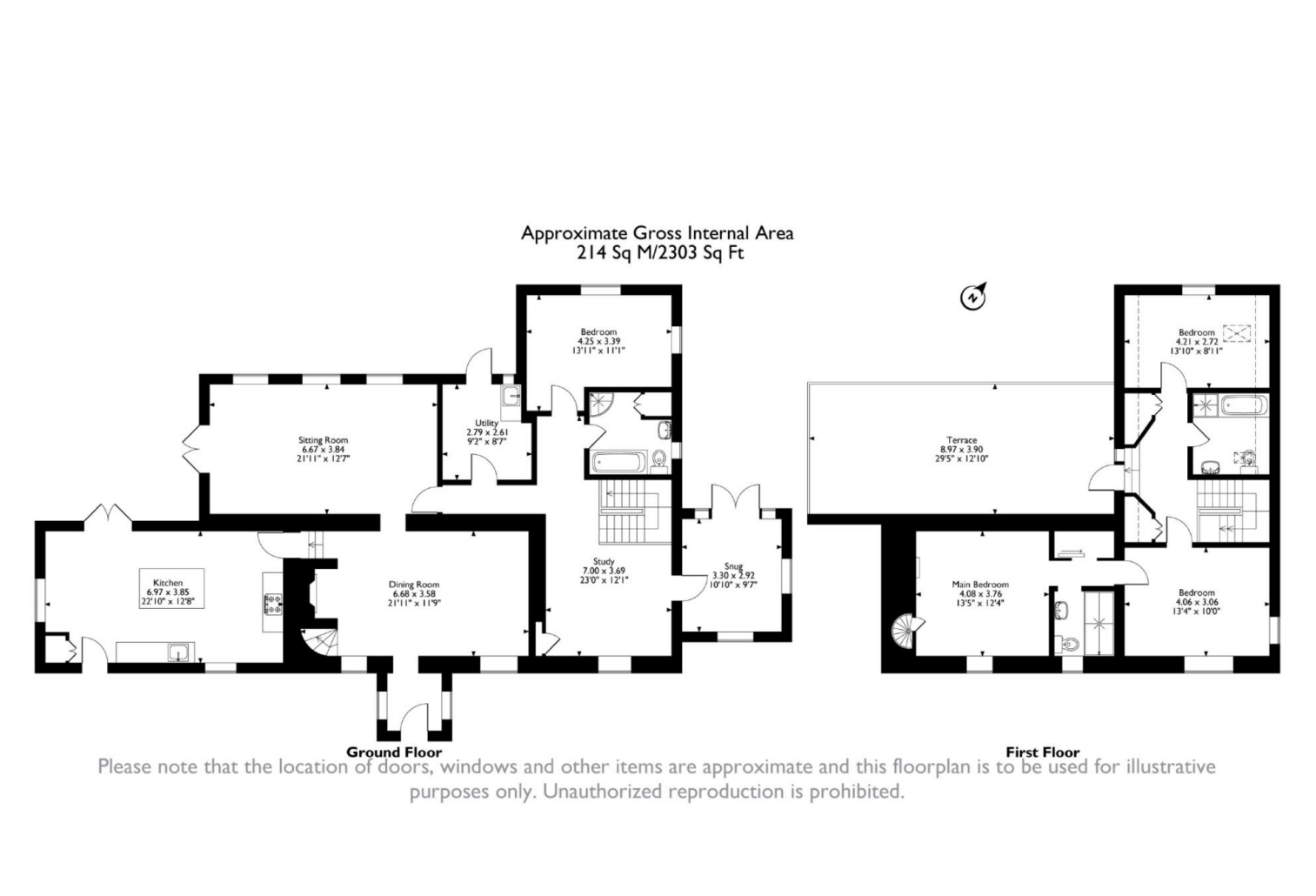


Lensbrook Cottage is a charming and characterful home, offering versatile accommodation ideal for families, home working, or multi-generational living, all set in a peaceful rural location.

The property opens into spacious and welcoming living areas, with the dining room featuring low ceilings and a large open fireplace with a wood-burning stove creating a cosy and traditional setting. The dining room flows seamlessly into a generous lounge, which in turn connects via a doorway to an inner hallway.

From this inner hall, you access a further reception room, currently used as a home office, and a snug that could easily serve as a fifth bedroom. This section of the property also benefits from its own staircase, a shower room, a utility room, and an additional bedroom offering excellent potential for a self-contained living area or annexe-style accommodation.

The heart of the home is the well-appointed kitchen, equipped with modern appliances, ample worktop space, and a central island ideal for both everyday use and entertaining. French doors open directly onto the patio, allowing for a smooth transition between indoor and outdoor living.



Upstairs, the main house features a further three bedrooms accessed via the landing, while the original stone staircase leads exclusively to the principal bedroom, offering a private and characterful retreat. Bathrooms are fitted to a modern standard throughout.

With two staircases, multiple reception rooms, and adaptable living spaces, Lensbrook Cottage offers a rare combination of charm, space, and flexibility perfect for modern rural living.



# STEP OUTSIDE



Surrounded by lush greenery and open fields, the exterior of Lensbrook Cottage is equally inviting. The cottage features a charming combination of stone and rendered surfaces, along with a sloping roof that adds character to its traditional style. The property is set back from the road, with a gravel driveway leading to the front entrance, offering convenient off-road parking for a number of vehicles.

The well-maintained garden area provides an idyllic setting for both relaxation and entertaining, with a spacious patio area perfect for outdoor dining or enjoying quiet evenings. The presence of a wooden stable offers additional storage or utility options or the option to keep horses, enhancing the utility of the outdoor space. The overall setting is peaceful and picturesque, making it an excellent retreat for those who appreciate the beauty of rural living.

## INFORMATION

Postcode: GL15 4LR

Tenure: Freehold

Tax Band: C

Heating: Oil

Drainage: PRIVATE

EPC: E







## DIRECTIONS

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
	49	69
England & Wales	EU Directive 2002/91/EC	

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