

Oldbrook
Upper Lydbrook



Oldbrook Upper Lydbrook GL17

- A spacious two bedroom cottage in Upper Lydbrook •
- Enormous potential • Large lounge with woodburner •
 - Spacious open plan kitchen & dining space •
- Two large double bedrooms • Great size modern bathroom •
- Cellar • Large rear garden & terrace • Off road parking •

A spacious two bedroom cottage with amazing views in Upper Lydrook

In summary, a wonderful spacious two bedroom cottage with amazing views. The property is situated in the sought-after village of Upper Lydbrook in the heart of the Forest of Dean, a short drive from the river Wye, the river Severn and the picturesque towns of Coleford, Ross-On-Wye and Monmouth.

The convenient location affords easy access to Cheltenham, Gloucester, Bristol, Birmingham and Cardiff whilst being surrounded by some of the best countryside that England has to offer.

The Forest of Dean is home to stunning walks and nestled between the river Wye and the river Severn.

Vendors' comments *"I moved into this house around 17 years ago ... it was supposed to be a temporary home whilst I was looking for another one in the Forest of Dean. Obviously I never moved. I love the kitchen/ sitting room with direct access to the patio, which is a great sun trap, and the large garden which I have enjoyed many gatherings with friends. The wood burner makes the living room so cosy in the colder weather, but it's lovely and cool in there in the summer months. There are beautiful views of Lydbrook Church and easy access to woodland walks, and birdsong all around."*

This wonderful detached cottage has private off road parking. The property enjoys gas central heating, wood burner, lots of character and enormous potential to create a very special home. The cottage also benefits from having a recent new roof.

The entrance hall welcomes you into the cottage. There is a wooden staircase, large cupboard and leads you to the lounge and kitchen.

The lounge is directly from the entrance hall. The room oozes character and is light and spacious, with a feature wood burner and stone fireplace and wall. The room has carpeted floors, and windows to the front and to the rear with stunning views.

The kitchen & dining space has brightly coloured shaker style kitchen units, with a Rangemaster gas cooker. There is plenty of storage and worktop space. The open plan dining area is a lovely space that flows from the kitchen, with a window out to the rear and large windows and patio door leading to the private terrace. There is also access via stairs to the cellar.

Primary bedroom is a spacious double bedroom that has a large window looking out to the rear to enjoy the views of the local church and surrounding forest, creating lots of natural light, the floor is carpeted. This room has plenty of space for bedroom furniture, has a feature working fireplace and stone surround creating a cottage feel.

The bathroom is a beautiful room. This space has a modern standalone bath with a separate shower cubicle and electric shower. The room benefits from two velux windows in the roof and a large window to create a bright space. The flooring has black and white mosaic tiles and brightly coloured accent walls.

Bedroom 2 is located to the rear of the cottage. This room is a good size double bedroom with windows looking out to the rear and side of the house to enjoy the fabulous views.

The Cellar is accessed from the dining space and also from the top tiered garden. The cellar is a large area that has the potential to be utilised as another great space; a home office, utility room, garden room, snug or storage room.

This character cottage has a small walled area at the front, with private off road parking accessed either from the front of the property or via the terrace. To the rear is a lovely private terrace with stunning views out to the local church and the surrounding forest. There are stairs leading down from the terrace to the first lawned area, with a garden shed and direct access to the cellar. Another few steps down to the bottom garden space which has a pond, a space for table and chairs and lawned area. A perfect place for entertaining guests.

Broadband connectivity: Fibre.

Mobile coverage: 4G voice & data.

Services: Mains water, gas mains and electricity.

Council Tax: B.

Tenure: Freehold.

Additional information: Recent new roof.



LOCATION:

Perfectly situated in the heart of the Forest of Dean.

The picturesque village of Upper Lydbrook is situated in the heart of the Forest of Dean which is home to some of the finest countryside in England. The location is nestled between the river Wye and the river Severn and has an abundance of stunning walks and outdoor activities including Go Ape, river cruises, canoeing and white water rafting.

The Forest of Dean is perfectly situated to access many major towns and cities. A short drive from Coleford, Ross-on-Wye and Monmouth and easy accessible to Gloucester, Cheltenham, Bristol, Birmingham and Cardiff.

The Forest of Dean is perfect for those who enjoy the countryside and all that nature offers as well as being conveniently located to major towns and cities for commuters. This area affords people the best of both worlds both work and play. There are many fantastic restaurants and local pubs as well plenty of local artisan shops.



COLEFORD - 3.8 MILES
ROSS ON WYE - 6.5 MILES
MONMOUTH - 8.9 MILES
LYDNEY - 9.4 MILES
GLOUCESTER - 17.6 MILES
CHELTENHAM - 24.9 MILES
BRISTOL - 34.4 MILES

All distances are approximate

















































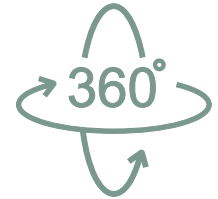






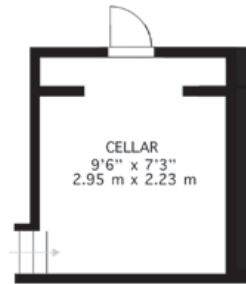




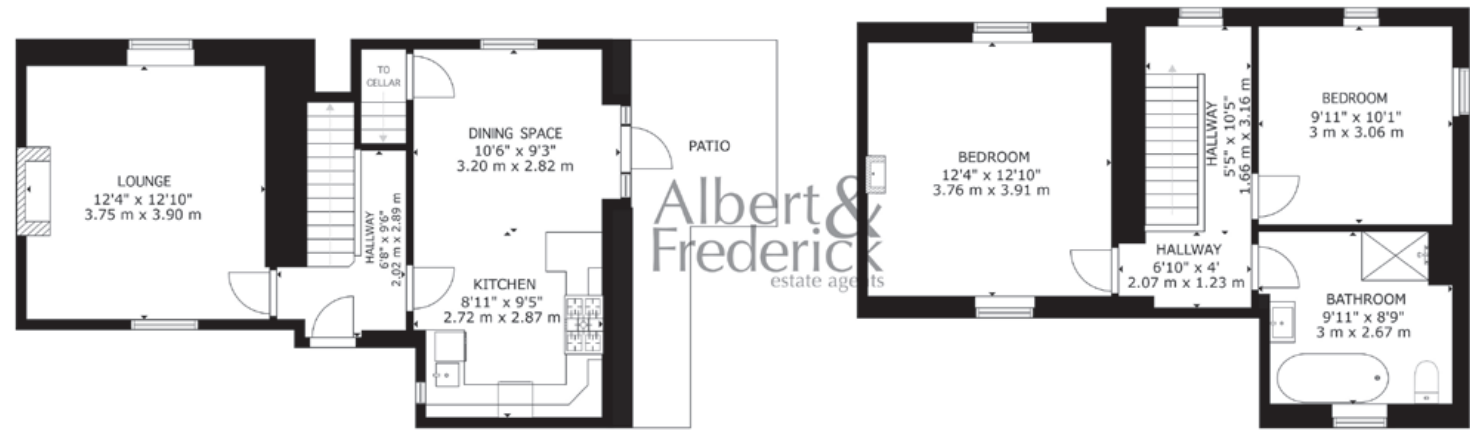


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BASEMENT



FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 436 sq ft, 40.47 m², FLOOR 2: 455 sq ft, 42.23 m²
 BASEMENT: 70 sq ft, 6.57 m²
 EXCLUDED AREAS: PATIO: 95 sq ft, 8.79 m²
 TOTAL: 961 sq ft, 89.3 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FLOOR 2

2 OLDBROOK,
 HOLBROOK,
 UPPER LYDBROOK GL17 9PY
Asking price £275,000

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