

Church Road
Lydbrook



3 Church Road Lydbrook GL17

- A lovely spacious character cottage in Lydbrook •
- Open plan lounge and dining space with wood burner •
- Office / Snug / Bedroom • 3 double bedrooms •
- Downstairs WC • 2 shower rooms • Modern kitchen •
- Private off road parking with side access • Tiered garden and patio areas •
- Detached garden room / Gym / Office • Picturesque views •

A lovely spacious character cottage in the popular village of Lydbrook

In summary, a lovely spacious character cottage, with 3 double bedrooms, spacious lounge and dining space, a snug / office or additional bedroom, modern kitchen, downstairs WC, large hallway with storage, 2 shower rooms, large tiered rear garden with detached garden room / gym / office, and private off road parking.

The property is situated in the sought-after village of Lydbrook in the heart of the Royal 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 cycling, nestled between the river Wye and the river Severn.

Vendors' comments "We fell in love with the Forest around 17 years ago and decided we wanted a weekend base there. We found 3 Church Road looking very sorry for itself and bought it and have spent several years improving it to make a comfortable home. The house dates back 400 years and as such does not have the modern insulation required of modern houses. Having said that the walls are 18 inches thick and our energy bills are half the national average. The combination of modern double glazing and wood burning stoves make it a warm, cosy home with wonderful views from the terraced garden and easy access to the forest and all its amenities. We lived in the house permanently for 9 years and having moved into Ross-on-Wye, we still enjoy all the forest has to offer."

This wonderful spacious terraced cottage has private off road parking and side access. The property enjoys gas mains central heating, wood burners, and lots of character.

The **entrance hall** welcomes you into the cottage, opposite is the staircase to the bedrooms and shower rooms. There is direct access to the lounge and dining space.

The **lounge & dining space** is a lovely large room, with wooden flooring, a wood burner with a rustic wooden fireplace beam. This room has a large window looking out to the front of the property and double patio doors to the rear allowing plenty of natural light. There is enough space for a table and chairs for dining and direct access through the patio doors that guide you to the rear gardens and patio areas. The room is connected to the snug / office / additional bedroom, and also to the kitchen, WC and hallway.

The **snug / office / additional bedroom** is directly from the lounge and looks out to the front. This spacious room has a wood burner with wooden flooring, and can be utilised as a snug, office or additional bedroom.

The **kitchen** is adjacent to the dining area. This good size kitchen has shaker style units, plenty of worktop space and features a cooker with double ovens and a ceramic top. There is a large window to the rear and is brightly decorated to create a bright space. There are spot lights in the ceiling, and tile effect flooring that flows through to the WC and hallway.

The **downstairs WC** is located off the kitchen, with white toilet and basin and spot lights in the ceiling.

The **hallway** flows from the kitchen. This space has lots of storage units with strip lighting and a radiator. There is a door that gives you direct access to the private off road parking space to the side.

Bedroom 2 is located at the top of the stairs to the right. This spacious double bedroom looks out over the recreation ground and the views beyond. There is carpeted flooring and a built in cupboard for storage, and the combi-boiler is located here..

Bedroom 3 is adjacent to bedroom 2. Again, this spacious double bedroom looks out over the recreation ground and the wonderful views. There is carpeted flooring and enough space for a wardrobe and chest of drawers.

The first **shower room** is accessed from the landing. This room has a modern suite with floor to ceiling tiles. There is a walk-in wet room with a foldable glass door, chrome integrated shower and a seating space with stone tiled walls. This bright space has a window to the rear and tiled flooring.

The second **shower room** is positioned along the landing and next to the primary bedroom. This bright space has a modern suite with floor to ceiling tiles. It features a large glass surrounded shower cubicle with chrome integrated shower. There is a window to the rear and spot lights to create a lovely light space.

The **Primary bedroom** is located at the end of the landing. This large double bedroom looks out to the rear of the property. There is an additional room space which would be an ideal walk-in wardrobe or dressing room which has a window attracting natural light. The flooring is carpeted and has a radiator.

The **rear garden** has been remodelled by the current owners and features tiered areas of gardens and patio spaces. There is a **large detached outbuilding** which would be an ideal garden room, gym or office with a window and double patio doors leading you out onto the lovely private terrace. The perfect place for a BBQ and drinks with friends to soak up the sun and enjoy the lovely views. The different tiered areas feature raised beds and stone walls with spectacular views and the forest behind, all on your doorstep to enjoy those perfect country walks! Out to the front there is a lovely recreation ground and views of the local church.

The **private off road parking** is positioned at the side of the house off the quiet road with direct access into the property.

Building size: 1,274 approx sq ft

Age of build: 1800s

Broadband connectivity: Fibre.

Mobile coverage: 4G voice & data.

Services: Mains water and gas.

Council Tax: A.

Tenure: Freehold.

Additional: Extensive renovation over the years. New wooden flooring and doors in lounge and dining space. Fully rewired and updated boiler. Garden remodelled and original 'pig pen' made into the garden room.



LOCATION:

Perfectly situated in the heart of the Forest of Dean.

The picturesque village of 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 cycling, 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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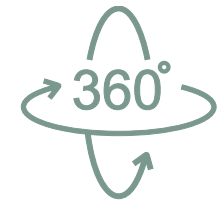
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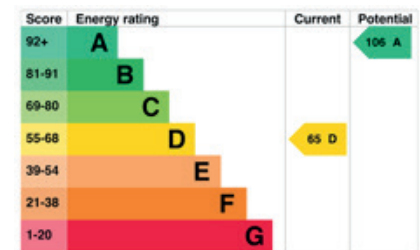
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Asking price £275,000



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