

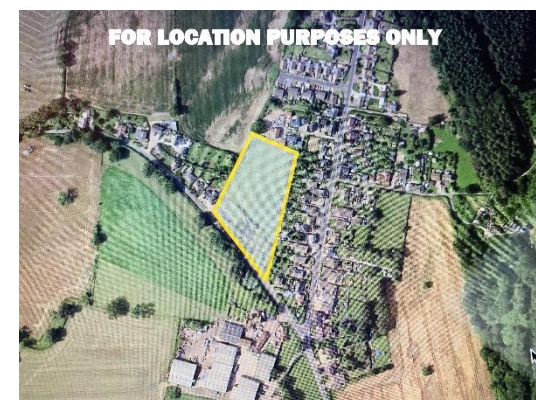


The logo for Toombs & Toombs Properties, featuring a stylized house icon above the text. The text "TOOMBS & TOOMBS" is in a large, bold, serif font, with "&" in a smaller font. Below it, "PROPERTIES" is in a smaller, bold, sans-serif font, and "experts in property since 1982" is in an even smaller, regular, sans-serif font.

**TOOMBS  
& TOOMBS**  
PROPERTIES  
experts in property since 1982

**Rock House, Driffield Road, Lydney, GL15 4EU**

**Offers in the Region Of £635,000**



**FREEHOLD**

**Offers in the Region Of  
£635,000**

**RARELY AVAILABLE IN THIS HIGHLY SOUGHT AFTER LOCATION, WITH IMMENSE POTENTIAL FOR FURTHER DEVELOPMENT OF THE PROPERTY AND SITE SUBJECT TO THE NECESSARY CONSENT, A DETACHED TWO BEDROOM COTTAGE SET IN A LARGE GARDEN WITH A RANGE OF OUTBUILDINGS PLUS A FIELD TO THE REAR - IN THE REGION OF 2.5 ACRES (NO UPLIFT CLAUSE OR OVERAGE REQUIRED)**

# Property Description

Lydney town offers a wide range of facilities including a variety of shops, bank, building societies and supermarkets, as well as a sports centre, golf course, hospital, doctors surgeries, train station, primary and secondary schools.

A wider range of facilities are also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

## ENTRANCE HALL:

**LOUNGE:** 12' 11" x 11' 0" (3.93m x 3.35m), window to front, feature fireplace, night storage radiator.

**DINING ROOM:** 13' 0" x 10' 0" (3.96m x 3.05m), window to front, night storage radiator, feature fireplace.

**KITCHEN:** 11' 0" x 7' 1" (3.35m x 2.16m), fitted with a range of Pine base and eye level units, worktop space, double bowl sink unit, built-in hob, oven and grill, extractor hood, tiled floor.

**REAR HALL:** stairs off, access to

**BATHROOM:** with four piece suite comprising of bath, wash hand basin, WC, shower, tiled splashbacks.

**CONSERVATORY (OFF ENTRANCE HALL):** 9' 0" x 9' 0" (2.74m x 2.74m) approx., part glazed.

## STAIRS TO FIRST FLOOR LANDING:

**BEDROOM ONE:** 13' 0" x 11' 0" (3.96m x 3.35m), window to front.

**BEDROOM TWO:** 13' 0" x 10' 0" (3.96m x 3.05m), windows to front and side, night storage heater.

**OUTSIDE:** Rock House is set in a large immediate enclosed level garden which is mainly laid to lawn, wall and gate with wrought iron railings, double drive to the side of the property. Extensive views of the Cotswolds from the front and views of the River Severn from the field. A range of outbuildings to include

**GARAGE:** 15' 0" x 8' 0" (4.57m x 2.44m) approx.,

**WORKSHOP:** 20' 0" x 11' 0" (6.09m x 3.35m), single storey, stone construction, with power and lighting.

**FIELD STORE:** 20' 0" x 12' 0" (6.09m x 3.65m) approx., part corrugated.

**TOOL SHED:** 8' 0" x 8' 0" (2.44m x 2.44m) approx.

Gated entrance from the drive to the main garden with ornamental pond, mature hedgerows, gate into field to the rear which is well bounded, level and enclosed with a sunny aspect.

**SERVICES:** mains water, electricity and drainage. Background night storage heating in part. **THE SERVICES AND CENTRAL HEATING, WHERE APPLICABLE, HAVE NOT BEEN TESTED.**

**VIEWING: BY APPOINTMENT WITH THE OWNERS SOLE AGENTS.**

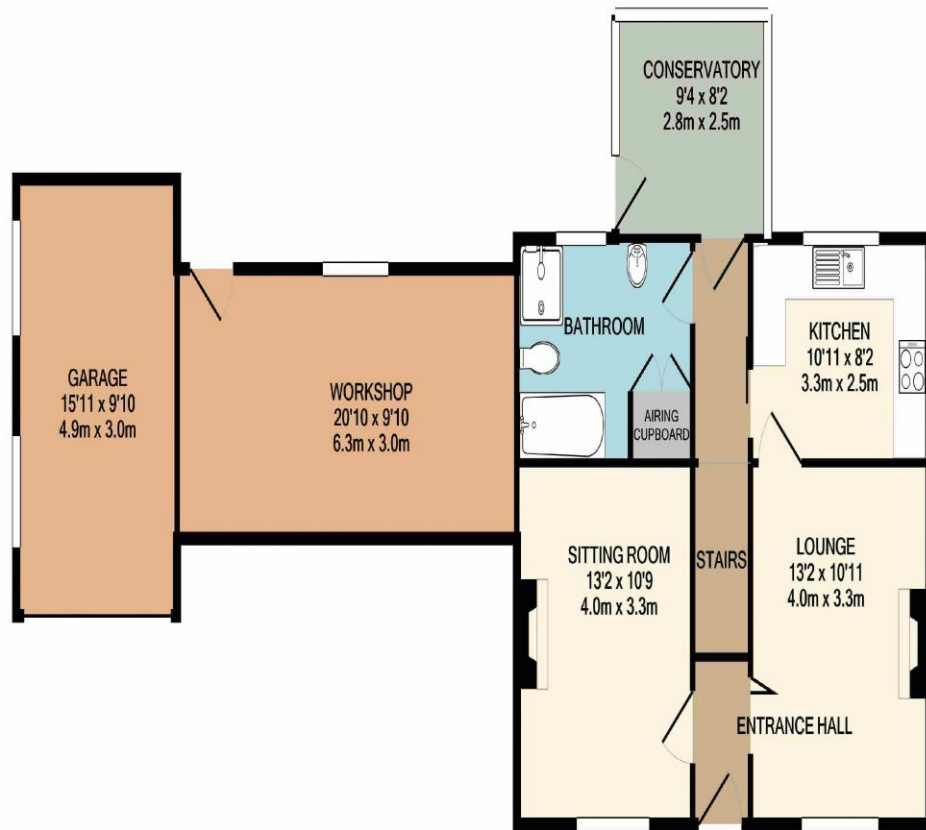
**OUTGOINGS: COUNCIL TAX BAND 'D'.**

**AGENTS NOTE: POTENTIAL FOR RESIDENTIAL OR COMMERCIAL DEVELOPMENT SUBJECT TO CONSENT. OUR CLIENTS DO NOT REQUIRE AN UPLIFT CLAUSE OR OVERAGE AGREEMENT.**

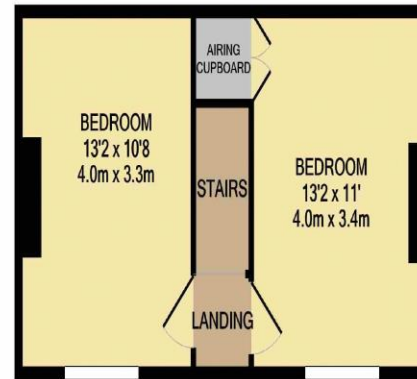
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Score	Energy rating	Current	Potential
92+	A		104   A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	37   F	
1-20	G		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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