



## 1 Park Row New Road Aylburton, Lydney, GL15 6DT

£232,000





Located in the rural backdrop of Lower Common, Aylburton is this charming one bedroom stone built cottage having superb rural countryside views.

The property hosts a kitchen to the front with double doors in the lounge leading out onto the patio gardens, a double bedroom to the first floor along with a spacious bathroom.

To the front one will also find an outbuilding which has a WC, coal store and storage area.

The property is sold with no on-going chain and would be ideal for those looking for a quiet, rural lifestyle.



#### Approached via;

Solid wooden door to the kitchen with access to the side of the house, to the rear patio and lounge.

#### Lounge;

11'10" x 11'0" (3.62m x 3.37m)

Rear aspect with both double doors and window to the rear aspect providing views over the surrounding countryside, log burner, mains consumer unit, exposed ceiling beams, BT point, wall lights and Dimplex Quantum QM150 storage heater which is fan assisted, cost and energy efficient and tailored for use with Economy 7 tariff.

#### Kitchen;

9'10" x 11'1" (3.00m x 3.38m)

Front aspect with door to outside, sink unit, base units and drawers, fitted electric oven and hob, window to front, extractor fan, stairs to first floor, exposed ceiling beams, spotlights and Dimplex Quantum QM150 storage heater which is fan assisted, cost and energy efficient and tailored for use with Economy 7 tariff.

From the kitchen is a staircase to the first floor landing.

#### Landing;

Access to the bedroom and bathroom. Storage heater.

#### Bedroom;

11'8" x 11'2" (3.57m x 3.41m)

Double bedroom with rear window aspect to the countryside and views beyond, especially to be seen on a sunny day. Original fireplace and spotlights.

#### Bathroom;

7'1" x 10'0" (2.18m x 3.07m)

The most spacious bathroom with original antique hip bath, sink, WC, radiator, original fireplace, access to loft, wood flooring, window and airing cupboard housing the hot water tank.

#### Outside;

To the front of the property there is communal parking and shared path to the rear aspect. The front provides an outside light, water tap and access to the stone built outbuilding.

The outbuilding consists of a separate coal store and door to a utility room with WC, painted floor and provides an opportunity for conversion to a second bedroom and shower room, or office/workshop if required with power already installed.

The rear of the house hosts a stone patio with views across the stunning countryside.



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## Road Map



## Hybrid Map



## Terrain Map



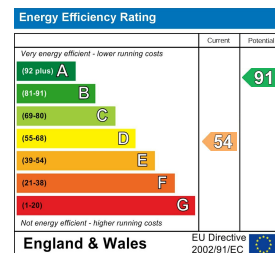
## Floor Plan



## Viewing

Please contact our Lydney Office on 01594 368202 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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