



## Old Yorkley Cottage, Yorkley Wood

Yorkley, Lydney, GL15 4TU

£375,000



This stunning home in Yorkley Wood is ready to move into, offering stylish living in a peaceful setting with the added benefit of beautiful countryside views. A perfect opportunity not to be missed.

With a large, detached double garage is this rural, country cottage with three bedrooms and private gardens to the rear. As you enter the home, you are welcomed by a spacious and light-filled lounge/diner, perfect for both relaxing and hosting. The lounge/ dining room has a wood burner with stone surround. The windows flood the space with natural light while framing the beautiful views. The highlight of this room is a striking iron spiral staircase, which not only adds a unique architectural feature but also seamlessly connects the ground floor to the first floor.

The kitchen is a generous size with French doors out to the garden. The kitchen features plenty of storage space with wall and base units and quality appliances. Adjacent to the kitchen is a convenient utility/boot room, offering additional storage and access to the garden, ideal for day-to-day family life. The ground floor also benefits from having a shower room that's has a modern three-piece suite. Adjacent to the kitchen is a convenient utility/boot room, offering additional storage and access to the garden, ideal for day-to-day family life. The ground floor also benefits from having a shower room that has a modern three piece suite.

Upstairs, the property offers three generously sized bedrooms, each tastefully decorated to create warm and comfortable retreats. The master bedroom, with its serene views across the Forest of Dean, provides a calming atmosphere, perfect for unwinding at the end of the day. The second and third bedrooms are equally well-proportioned and flexible, with the potential to serve as guest rooms, a home office, or a hobby space. A family bathroom is also located on the first floor with a three-piece suite and free-standing bath.



### Kitchen;

15'1" x 9'8" (4.60m x 2.97m)

A range of wall, base and drawer units, space for free-standing oven and under-counter dishwasher, tiled splashbacks, vertical wall mounted radiator, ceiling lights, power points, window to rear aspect, patio doors leading out to a lovely seating area perfect for those warm summer days!

### Laundry Room;

10'9" x 6'2" (3.28m x 1.89m)

A very useful room for your facilities with a range of storage cupboards and drawers, two windows & door leading out to rear garden, door through to ground floor shower room.

### Bathroom;

4'6" x 6'10" (1.39m x 2.10m)

Walk-in shower cubicle, wash hand basin, W.C, vertical wall mounted radiator.

### Lounge

The most spacious and cosy room offering a log burner with stone surround, window to the rear aspect with stunning forest views, access hatch to first floor for transferring furniture, two wall lights,

ceiling light, two radiators, power points. Spiral staircase leading to first floor.

### Bedroom One;

12'8" x 11'8" (3.88m x 3.57m)

With dual aspect windows, rear aspect window offering stunning forest views, carpet flooring, storage space with curtain cover with the potential to have built in wardrobes, feature fireplace with exposed stone wall, ceiling light, radiator, power points.

### Bedroom Two;

10'1" x 9'8" (3.08m x 2.97m)

Window to front aspect, carpet flooring, ceiling light, radiator, power points. Hatch with access to ground floor (for furniture purposes).

### Bedroom Three;

2.32m x 3.18m

Window to rear aspect, storage space in corner, carpet flooring, ceiling light, radiator, power points.

### Bathroom;

5'8" x 6'3" (1.74m x 1.93m)

Free standing bath, wash hand basin, W.C, vertical wall mounted radiator, velux window.

## Outside;

The beautifully landscaped garden, mainly laid to lawn, offers multiple seating areas, providing the perfect setting for alfresco dining and entertaining family and friends. The space is private and well-maintained, ideal for enjoying those warm summer evenings.

To the front of the property, a driveway provides off-road parking for several cars and leads to a large detached double garage with power and lighting, offering ample storage space and potential for a workshop.

## Location;

Yorkley Wood is a tranquil area on the edge of the Forest of Dean, surrounded by picturesque

woodlands and scenic walking trails. Ideal for nature lovers, this location offers easy access to outdoor activities like hiking and cycling while maintaining a peaceful, rural atmosphere.

Despite its secluded feel, Yorkley Wood is well-connected to nearby villages offering local shops, pubs, and schools, with the larger towns of Lydney and Coleford just a short drive away. The community is close-knit and welcoming, making it perfect for those seeking a blend of countryside living and modern convenience.



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## Road Map



## Hybrid Map



## Terrain Map



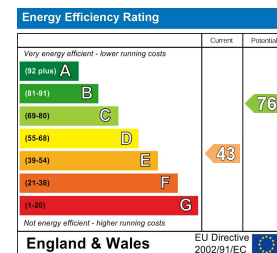
## Floor Plan



## 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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