

## Owls Hoot Parkend Road

Bream, Lydney, GL15 6JX

£425,000





\*\*\* VIRTUAL TOUR AVAILABLE \*\*\* For sale is this individual and unusual chalet bungalow with annexe (created with accessible living in mind) effectively offering two ground floor bedrooms and three first floor attic rooms currently being utilised as children's bedrooms.

The property benefits from landscaped gardens, chicken run, generous off road parking, car port & garaging, workshop & utility. Situated close to the village centre with its excellent range of amenities and nearby woodland walks.

The village of Bream benefits from a post office, doctors surgery, primary school, public house, several shops, library, cricket club and rugby club. Lydney town (approx. 3 miles away) offers a wide range of facilities including a variety of shops, banks, building societies and supermarkets, as well as a sports centre, golf course, hospital, doctors surgeries, train station, primary and secondary schools.



#### Entrance Hallway:

Radiator, built-in store cupboard, exposed ceiling beams.

#### Inner Hallway:

Spiral stairs to first floor, exposed and sealed brick walling. The inner hall leads on through to the conservatory/dining room.

#### Lounge:

11'10" x 11'8" (3.63m x 3.58m)

UPVC double glazed window to front, feature fireplace, picture rails, brick chimney breast, exposed ceiling beams, radiator, open plan to:

#### Sitting Area:

11'10" x 10'5" (3.63m x 3.20m)

UPVC double glazed window to the side aspect, radiator, slate fireplace, exposed ceiling beams and wall panelling.

#### Bathroom:

11'10" x 11'5" (3.63m x 3.48m)

UPVC double glazed window to the side aspect, wooden floor, jacuzzi bath with mixer shower, WC, wash hand basin, walk-in wet room with tiled floor and walling and electric shower, radiators, exposed ceiling timbers.

#### Utility Room:

11'10" x 7'5" (3.63m x 2.28m)

Doors to rear courtyard, storage area and garage.

#### Kitchen:

10'5" x 10'0" (3.20m x 3.07m)

Fitted with an extensive range of base and eye level units, gas cooker point, extractor hood, ceramic sink unit, radiator, power points, open plan to:

#### Conservatory/Dining Room:

15'5" x 12'9" (4.72m x 3.91m)

UPVC double glazed windows and patio doors to rear, double glazed roof, exposed brick walling, laminate flooring, power points.

#### Bedroom One (Off Entrance Hall):

11'10" x 11'8" (3.63m x 3.58m)

UPVC double glazed window to front, radiator, coved ceiling and access to:

#### En-Suite Shower Room:

8'6" x 3'10" (2.61m x 1.17m)

UPVC double glazed window to front, three piece suite, tiled splashbacks and flooring, shower cubicle with Triton electric shower, radiator.

#### Attic Rooms:

Spiral stairs to attic rooms are located in the inner hall - separated by stud partition walling so could easily be removed to create one large room or for the installation of a standard staircase.

#### Loft Room One:

11'6" x 10'2" (3.53m x 3.12m)

Access to rooms two and three, radiator.

#### Loft Room Two:

11'10" x 10'2" (3.63m x 3.12m)

Velux style roof light, WC, radiator.

#### Loft Room Three:

Toilet, sink and lighting.

#### Annexe:

(created with accessible living in mind)

#### Storm Porch:

Open plan to front patio area and covered pergola, door to side, patio doors to:

#### Open Plan Kitchen/Lounge/Dining Room:

23'0" x 13'9" (7.03m x 4.21m)

UPVC double glazed windows to front and side aspects, radiators, power points, Velux style roof lights, kitchen area fitted with modern base units, worktop space, tiled splashbacks, gas cooker point, door to:

#### Inner Lobby:

Built-in store cupboard, doors to bedroom, shower room and main residence.

#### Annexe Bedroom:

13'9" x 10'8" (4.21m x 3.27m)

UPVC double glazed window to rear, French doors to courtyard, built-in wardrobes, radiator.

**Wet Room:**

8'0" x 6'4" (2.44m x 1.95m)

WC, wash hand basin, shower, fully tiled, radiator, window to side.

**Outside:**

To the front aspect you'll find a beautiful landscaped fully enclosed by both hedging and walling. There is off road parking for numerous vehicles with gated access, resin pathway to the front entrances, patio area to the immediate front of the annexe kitchen area.

One will also find small outbuildings, a bird avery, a UPVC double glazed door and porch area providing side access and a vast amount of privacy.

From the off-road parking area, one will find access to the right side

outbuildings which are vast. They comprise of a log store, sliding opening door, power and lighting, a workshop, utility area, access through to the rear courtyard having artificial grass and patio with gate into woodland.

Please refer to the aerial photographs to appreciate both the size of the gardens and location, access out onto the woodland area for thousands of acres of walking.



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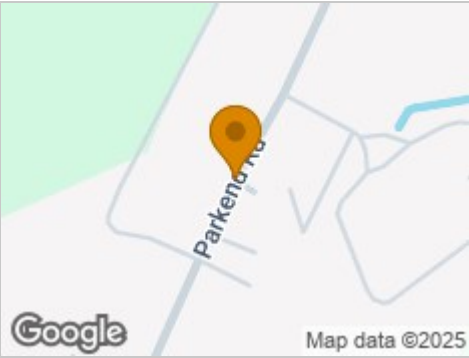
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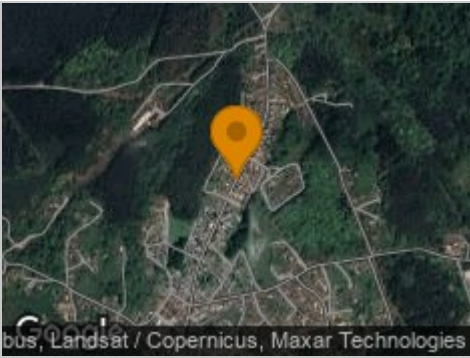
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Road Map



Hybrid Map



Terrain Map



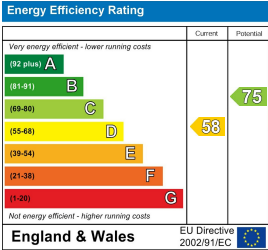
Floor Plan



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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