

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**QUIRKY, FASCINATING & MOST APPEALING FORMER BAKERY, CONSTRUCTED ON FOUR LEVELS.
ADJACENT RE-ROOFED COTTAGE/SHOP AWAITING REFURB CIRCA 600 PLUS SQ.FT IDEAL LOCATION FOR
ACCESS TO ROYAL FOREST OF DEAN. EPC D**

Old Bakery - £399,000 Guide Price

New Road, Lydbrook, Gloucestershire, GL17 9PS

4 3 2



Old Bakery

Location & Description

Lydbrook is a civil parish standing towards the north west edge of the Royal Forest of Dean and is located in the broad valley of the River Wye. The mile and a half long high street is reputed to be the longest of any village in England! There is significant evidence of Roman occupation, whilst in recent centuries iron and steel production have played a significant part in its development. The village is home to the noted Lydbrook Brass Band, a flourishing ensemble whose recent TV appearances have included both a Lotto advert 2014, and BBC Countryfile more recently. In 2017, the Forestry Commission introduced Eurasian Beavers into an enclosed area of land uphill of the village as part of a habitat management programme.

More recently, many visitors participate in outdoor pursuits including kayaking, mountain biking, walking and observation of nature.

Property Description

The Old Bakery lies between two roads close to the centre of Lydbrook Village, some 8 miles south of the market and tourist town of Ross-on-Wye.

Although the oldest part of the building is believed to date from the 1700's, the greater part of the structure we understand was built around 1870. Whilst the main building comprised the Bakery with accommodation above, the adjacent small shop was at various times a Butchers Shop and a Record Shop. The principal dwelling is constructed on four levels, has three entrance doors, and has been the subject of major refurbishment in recent years. Great care has been taken during the refurbishment process to retain and enhance period features and there is considerable evidence of exposed stonework, and beautiful wooden floors.

The Old Bakery offers incredible versatility, the ground floor providing scope for separate guest accommodation, children's playroom/movie room, or a gym and office as the current owners do.

For those looking for a property full of character, with the ability to meet a range of requirements we strongly recommend an early viewing.

Kitchen & Reception Rooms

To the first floor is the well appointed kitchen which adjoins both the 15' living room with wood burning stove, and the 25' sitting room. Stairs lead to ground floor where there are two versatile rooms, plus a cloak and w.c and utility room. The current owners use this space as an office and gym, but it could equally be used as a games room or separate guest accommodation.

Bedrooms & Bathrooms

To the second floor is a bedroom, bathroom and w.c. together with a 12' dressing room/study. Stairs lead up to the third floor where there are two further bedrooms and shower room and w.c.





Cottage & Outside

To the west of the main house is the recently re-roofed un-refurbished cottage, which subject to any necessary consents could either be used as additional living/letting accommodation or possibly have alternative commercial usage, there being an original former shop at lower pavement level. A significant amount of fundamental work has already been carried out on this stone cottage, the interior remains to be fitted and finished, but the bare bones are good. The adjoining cottage has a newly installed mains electricity supply with sockets and lighting to the lower workshop. A fuse box allows for expansion of services to the rest of the cottage.

To the west of this building is a raised vegetable bed, and lying to a slightly lower level an area of garden and lawn. Between the two buildings is a flagstone terrace and bbq area.

Accommodation

Entrance Hall

Storeroom 4.68m (15ft 1in) x 3.66m (11ft 10in)

Utility Room 2.35m (7ft 7in) Maximum to recess x 2.17m (7ft) WC

Gym 7.93m (25ft 7in) Maximum to recess x 2.92m (9ft 5in)

Living Room 4.83m (15ft 7in) x 4.08m (13ft 2in)

Kitchen 4.08m (13ft 2in) x 3.77m (12ft 2in)

Sitting Room 7.95m (25ft 8in) Maximum to recess x 3.66m (11ft 10in) Maximum to recess

Landing

Bedroom Two 4.31m (13ft 11in) x 2.99m (9ft 8in)

Study 3.72m (12ft) x 2.92m (9ft 5in)

Bathroom

Landing

Master Bedroom 4.26m (13ft 9in) x 3.69m (11ft 11in)

Bedroom Three 4.16m (13ft 5in) x 2.61m (8ft 5in)

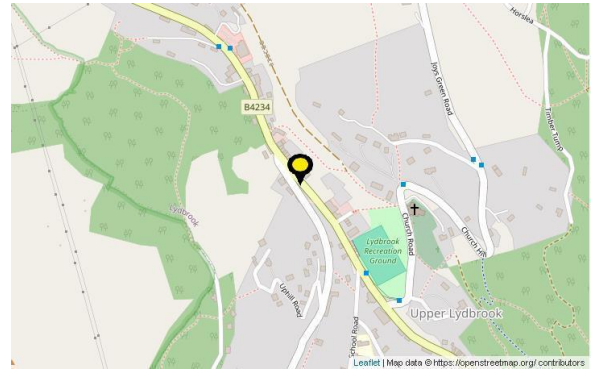
Shower Room

Outside

Directions

If approaching from Ross, leave the market house taking the B4228 southwards from the town towards Walford. Proceed through the villages of Walford and Bishopswood, later turning left on reaching Lower Lydbrook. Proceed for a little over a mile through the village, thereafter carefully taking the right turn up Hangerberry Hill. Park on the right hand side of the road, and the main door to The Old Bakery will be seen on your left.

What3words: ///sisters.youths.serves



Services

We have been advised that mains services are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Tenure

We are advised (subject to legal confirmation) that the property is freehold.

General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request. John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

Viewing

By appointment to be made through the Agent's Ross On Wye Office, Tel: 01989 768 320

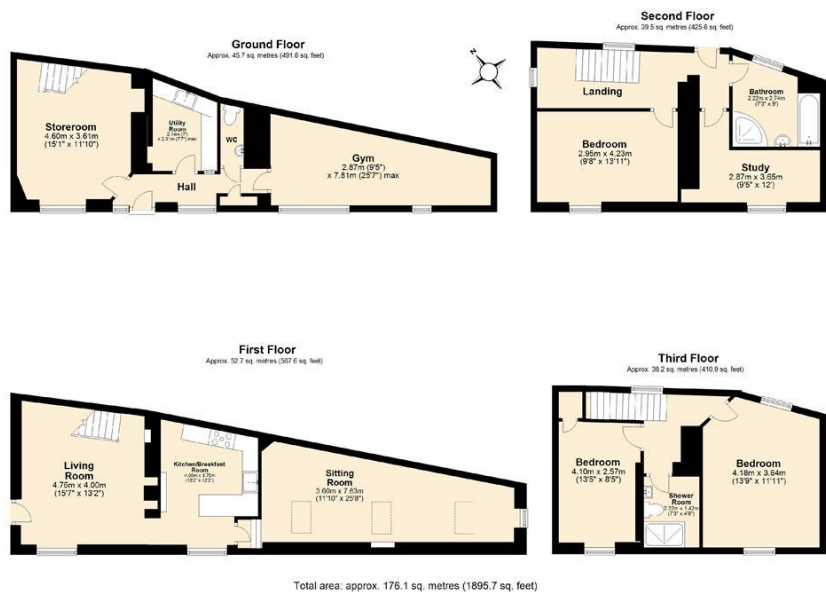
Council Tax

COUNCIL TAX BAND "D"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is D.



Ross-on-We Office
30 Gloucester Road, HR9 5LE
Tel: 01989 768320

MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.

