



**Ferndale House**  
Lydbrook GL17 9LQ



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985



# Ferndale House

£625,000

## Lydbrook GL17 9LQ

**Steve Gooch Estate Agents are delighted to offer for sale BEAUTIFUL 8 BEDROOM FAMILY HOME in the ROYAL FOREST OF DEAN. This FORMER BED AND BREAKFAST is situated in a POPULAR VILLAGE LOCATION WITH EASY ACCESS TO WOODLAND WALKS, making it perfect for a rural living. With SIX BEDROOMS in the MAIN HOUSE and TWO SELF-CONTAINED HOLIDAY COTTAGES this property offers VERSATILE ACCOMMODATION to SUIT EVERYONE.**

The property benefits from A WEALTH OF CHARACTER and CHARM, GAS FIRED CENTRAL HEATING, DOUBLE GLAZING, OFF ROAD PARKING, ENCLOSED GARDENS and A PLEASANT OUTLOOK OVER THE ROYAL FOREST OF DEAN. In addition, the two self-contained holiday cottages and lodges on the property provide EXCELLENT POTENTIAL FOR GENERATING ADDITIONAL INCOME.

Lydbrook is a village located in the Forest of Dean district of Gloucestershire, England. Situated in the western part of the Forest of Dean, it is approximately 5 miles (8 kilometres) west of the town of Cinderford.

Lydbrook is known for its scenic location along the River Wye and its proximity to the beautiful Wye Valley. The village is surrounded by picturesque woodlands, offering ample opportunities for outdoor activities such as walking, hiking, and exploring nature trails. The location of Lydbrook provides easy access to nearby attractions such as Symonds Yat, a popular spot for outdoor enthusiasts, and the Forest of Dean, which offers a host of activities and attractions, including the Sculpture Trail and Puzzlewood.

Historically, Lydbrook was a hub of industry, particularly in the iron and coal mining sectors. While the industrial era has passed, remnants of its industrial heritage can still be seen in the area. The village has a rich history, and there are local landmarks and buildings that reflect its past.

Lydbrook offers a range of amenities to cater to the needs of its residents. These include a village shop, a primary school, a community centre, and a pub. These facilities contribute to the sense of community and provide opportunities for social interaction. The village hosts various events throughout the year, including festivals and community gatherings.









The property is accessed via a partly glazed wooden door leading into:

### ENTRANCE PORCH

Wall light, window to side elevation, partly glassed door into:

### ENTRANCE HALL

Laminate flooring, exposed stone wall, wall lights.

### INNER HALLWAY

Single radiator, wall lights. Door into:

### LOUNGE

**18'02" x 13'02" into bay (5.54m x 4.01m into bay)**

Feature fireplace with wooden mantle and inset multi fuel burning stove, laminate flooring, double radiator, wall lights, double glazed window to side elevation, double glazed bay window to front elevation overlooking the garden having a pleasant outlook over the Royal Forest of Dean.

### DINING ROOM

**14'10" into bay x 13'02" (4.52m into bay x 4.01m)**

Laminate flooring, double radiator, TV point, double glazed bay window with French doors to rear elevation.

### KITCHEN

**11'05" x 7'03" (3.48m x 2.21m)**

Fitted kitchen to include single bowl single drainer stainless steel sink unit with mixer taps above, range of base units, square edge worktops, stainless steel and mirrored splash backs, double glazed window to side elevation. Door into pantry (restricted head height), lighting. Door way into:

### LOBBY

Double glazed door into:

### CONSERVATORY

**13'06" x 5'06" (4.11m x 1.68m)**

Partly glazed construction, polycarbonate roof, tiled flooring, wall lights, glazed door leading to the rear garden.

### BEDROOM/LAUNDRY ROOM

**12'09" x 7'06" (3.89m x 2.29m)**

Single radiator, wooden shelving unit, TV point, double glazed windows to either side elevations.

### PRIVATE SHOWER ROOM

Double width shower cubicle with Triton shower and tiled surround, low level W.C, vanity unit with built in wash hand basin, heated towel rail, tiled flooring, extractor fan, double glazed frosted glass window to front elevation.

### BEDROOM

**11'02" x 7'11" (3.40m x 2.41m)**

Double radiator, wall lights, TV point, double glazed window to front elevation. Door into:





## EN-SUITE

Shower cubicle with Triton shower and tiled surround, low level W.C, pedestal wash hand basin, heated towel rail, fully tiled walls, wall light with shaver point, extractor fan.

FROM THE ENTRANCE HALL, STAIRS LEAD TO A HALF LANDING AND CONTINUE TO THE FIRST FLOOR:

## LANDING

Single radiator, exposed ceiling beam, telephone point, access to insulated loft space, double glazed windows to both side and rear elevation. Door into:

## BOILER ROOM

Gas fired central heating and domestic hot water boiler, slatted shelving, single radiator, frosted glass window to side elevation

## BEDROOM

**18'04" x 13'05" into bay (5.59m x 4.09m into bay)**

Built in double wardrobe with hanging rails, dado rail, double radiator, double glazed bay window to front elevation overlooking the garden. Door into:

## EN-SUITE

Shower cubicle with Triton shower and tiled surround, low level W.C, pedestal wash hand basin, wall light with shaver point, extractor fan, wall mounted electric heater, double glazed window to side elevation overlooking the Royal Forest Of Dean and a view of the Brook.

## BEDROOM

**14'10" into bay x 13'05" (4.52m into bay x 4.09m)**

Double radiator, TV point, double glazed bay window to rear elevation, step down into:

## EN-SUITE

Shower cubicle with Triton shower and tiled surround, low level W.C, pedestal wash hand basin, wall mounted electric heater, wall light with shaver point, extractor fan, double glazed window to side elevation overlooking the Royal Forest Of Dean and a view of the Brook.

## BEDROOM

**11'01" x 11'00" (3.38m x 3.35m)**

Exposed ceiling and wall beams, part exposed stone wall, double radiator, double glazed window to front elevation overlooking the garden having a pleasant outlook over the Royal Forest Of Dean.

## BEDROOM

**11'01" x 7'01" (3.38m x 2.16m)**

Double radiator, exposed stone wall, double glazed window to front elevation.

## SHOWER ROOM

Shower cubicle with Triton shower and tiled surround, low level W.C, pedestal wash hand basin, single radiator, extractor fan, double glazed frosted glass window to rear elevation.

## THE GRANARY

Accessed via partly glazed wooden door leading into:

## ENTRANCE HALL

Tiled flooring. Doorway into:











## KITCHEN

**7'09" x 6'07" (2.36m x 2.01m)**

Fitted kitchen to include single bowl single drainer stainless steel sink unit with mixer tap above, range of wall and base units, rolled edge worktops, built in stainless steel oven with electric hob and extractor above, stainless steel and mirrored splash backs, breakfast bar, tiled flooring, double glazed window to side elevation.

## LIVING ROOM

**10'08" x 10'06" (3.25m x 3.20m)**

Wood burning stove with stone hearth, wall light, exposed ceiling beams, TV point, wall mounted electric heater, two double glazed windows to front elevation overlooking the gardens. Door into:

## BEDROOM

**10'06" x 9'06" (3.20m x 2.90m)**

Wall lights, exposed ceiling beams, TV point, wall mounted electric heater, double glazed window to front elevation.

## BATHROOM

White suite comprising wooden panelled bath with Triton shower over and tiled surround, low level W.C, pedestal wash hand basin, wall light with shaver point, tiled flooring, heater towel rail, electric panel heater, extractor fan, double glazed window to front elevation.

## THE LODGE

Accessed via a partly glazed wooden door into:

## ENTRANCE HALL

## KITCHENETTE

Single bowl single drainer stainless steel sink unit with mixer tap above, units below, space for microwave, extractor fan.

## OPEN PLAN BEDROOM/LIVING AREA

**15'04" x 8'07" (4.67m x 2.62m)**

Wall lights, wall mounted electric heater, double glazed window to front elevation overlooking the garden.

## SHOWER ROOM

Shower cubicle with Triton shower and tiled surround, low level W.C, pedestal wash hand basin, heated towel rail, wall mounted electric heater, fully tiled walls, extractor fan, double glazed frosted glass window to side elevation.

## OUTSIDE

The property is accessed via a sweeping driveway leading to the parking area suitable for parking several vehicles, lawned area, pathway leads to the front door with covered entrance, feature fish pond, stone walling surround, gravelled seating area, gated access leads to the rear.

## REAR GARDEN

Patio/seating area, water feature, outside lights, pathway leads to further private seating area.

## LAUNDRY ROOM

Plumbing for washing machine, space for fridge/freezer and tumble dryer, outside light.

## GARDENS

Feature seating areas with pergola surround, lawned area, flower borders, shrubs, bushes, plants, mature trees, large workshop/store. A brook runs alongside the garden and is enclosed by fencing and walling surround and enjoys a great degree of privacy and lovely views over the Royal Forest Of Dean.





## DIRECTIONS

From Mitcheldean proceed along the A4136, proceeding straight over the traffic lights and the old bridge, continue along for approximately 3 miles, turning right at the cross road sign posted Lydbrook, proceed along this road passing the turning for Worrall hill, the property can then be found after a short distance on the right hand side.

## SERVICES

Mains water, mains drainage, mains gas, mains electric.

## WATER RATES

Severn Trent- Rates to be confirmed

## LOCAL AUTHORITY

Council Tax Band: D  
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG

## TENURE

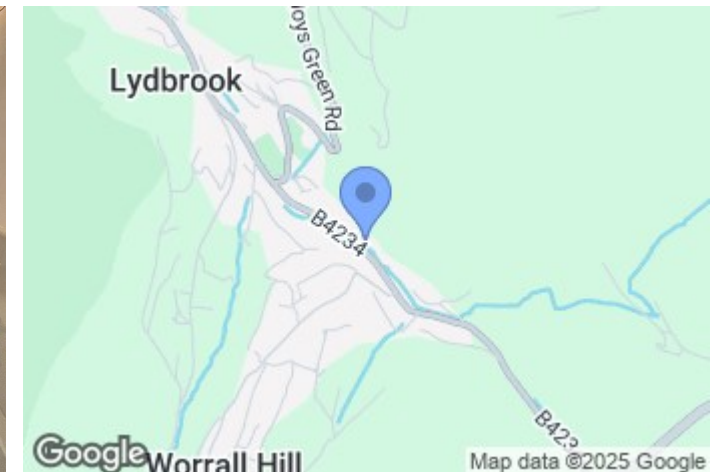
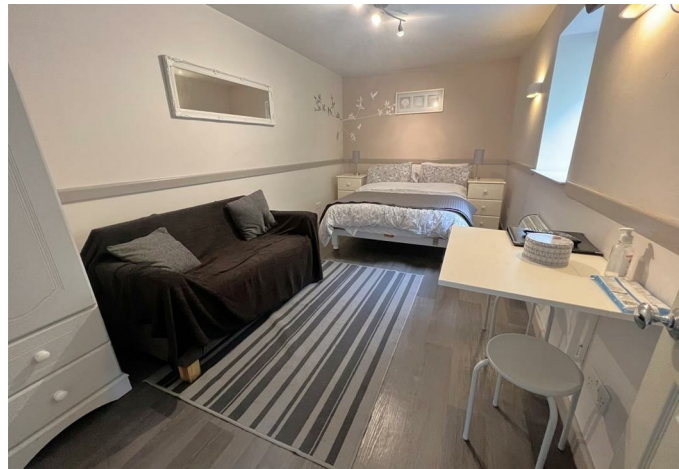
Freehold

## VIEWINGS

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required.  
Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

## PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).













GROUND FLOOR



1ST FLOOR



THE GRANARY



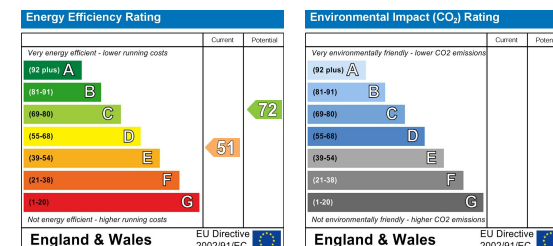
THE LODGE



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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The Cross, Mitcheldean, Gloucestershire. GL17 0BP | (01594) 542535 | [mitcheldean@stevegooch.co.uk](mailto:mitcheldean@stevegooch.co.uk) | [www.stevegooch.co.uk](http://www.stevegooch.co.uk)

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