



The Bungalow Holbrook, Upper Lydbrook
Lydbrook GL17 9PX



STEVE GOOCH
ESTATE AGENTS | EST 1985

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£375,000

A Wonderfully Presented And Spacious Three Bedroom, One Bathroom Detached Bungalow Situated In An Envious Semi-Rural Location At The End Of A Quiet Lane Adjacent To Fields. The Property Occupies An Elevated Position Offering Beautiful Views Across The Lydbrook Valley. There Is A Gated Driveway Bordered By Apple And Pear Trees And Well Stocked Borders, That Provides Parking For Three/Four Vehicles Which In Turn Leads To An Integral Garage With Power And Plumbing.

The Bungalow's Accommodation Includes A Spacious Lounge/Diner With Feature Log Burner And Access Out On To The Balcony, A Fully Fitted Kitchen, Three Bedrooms And A Modern Bathroom Suite.

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.



A pathway leads to the side aspect obscured double glazed upvc door, into;

KITCHEN

16'05 x 10'10 (5.00m x 3.30m)

With fully fitted upper and lower units with laminate worktops, tiled splashbacks and a recently upgraded ceramic sink with drainer. Built in appliances include an electric double oven, four ring induction hob and a dishwasher. There is further space and plumbing for a fridge/freezer, washing machine and dishwasher. Tiled floor, radiator, phone point, dual aspect windows overlooking the garden and adjacent fields. Doors lead into the lounge/diner and hallway.

LOUNGE/DINER

23'07 x 15'02 (7.19m x 4.62m)

A light and spacious room featuring a fireplace with log burner, tv point, radiators, laminate wood flooring, two windows to the side aspect overlooking the adjacent field and woodland and French doors to the front aspect that lead out on to the balcony. Door leads back into the hallway.

HALLWAY

Radiator, laminate wood flooring, loft hatch with ladder to boarded loft space, airing cupboard housing the oil-fired combi boiler, doors lead into the three bedrooms and bathroom.

BEDROOM ONE

10'08 x 10'07 (3.25m x 3.23m)

Radiator, window to front aspect with beautiful views.

BEDROOM TWO

10'04 x 9'10 (3.15m x 3.00m)

Radiator, window to side aspect.

BEDROOM THREE

9'10 x 7'08 (3.00m x 2.34m)

Useful cupboard with built in shelving, radiator, window to side aspect.





BATHROOM

10'03 x 7'03 (3.12m x 2.21m)

Modern white suite including a bath, large walk in shower, bidet and a vanity sink unit with integrated low level w.c, heated towel rail, wooden flooring, tiled walls, storage cupboard, window to side aspect.

INTEGRAL GARAGE

18'01 x 15'03 (5.51m x 4.65m)

Accessed via an up and over door from the driveway, with power and plumbing.

OUTSIDE

A pair of double gates lead to the block paved driveway suitable for parking three/four vehicles and is bordered by apple and pear trees as well as attractive well stocked borders. Steps and a path lead up to the balcony. The garage is accessed from the driveway.

Paths lead along both sides of the property to the rear south-facing garden which is enclosed by a low fencing surround and enjoys views of fields and woodland. There is a mixture of lawn and patio for seating and entertaining, and the oil tank.

DIRECTIONS

What3Words- short.reinvest.excuse. From the Mitcheldean office, proceed out of the village in the direction of the A4136, taking the second exit at the mini roundabout signposted Coleford. Continue along this road going straight over at the Nailbridge traffic lights and through Brierley. Take the right turn at the crossroads shortly after leaving Brierley, signposted Lydbrook. Follow the road into the village of Lydbrook, then take the second left turning into School Road. Follow the lane to the end where the property can be found.

SERVICES

Mains water, drainage, electricity. Oil.

WATER RATES

Severn Trent Water Authority- TBC

LOCAL AUTHORITY

Council Tax Band: C
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.

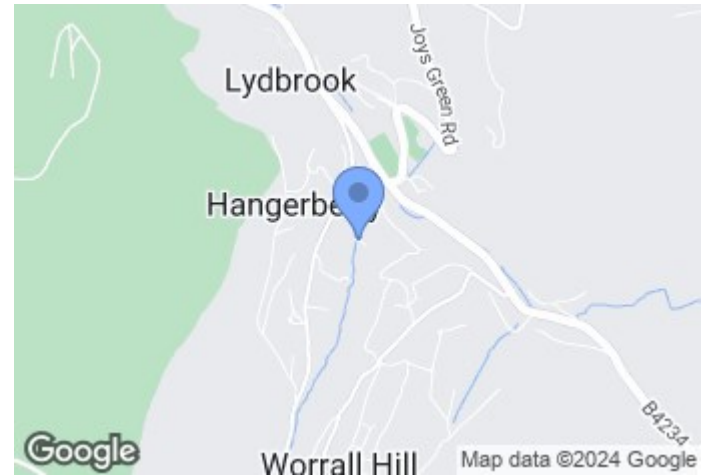
PROPERTY SURVEYS

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

MONEY LAUNDERING REGULATIONS

To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)





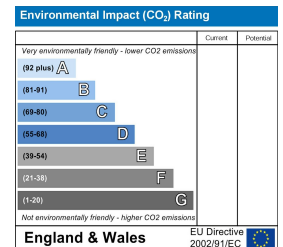
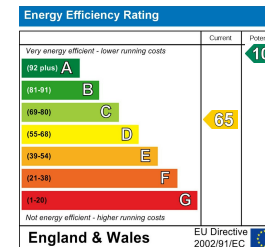
GROUND FLOOR



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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MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.





The Cross, Mitcheldean, Gloucestershire. GL17 0BP | (01594) 542535 | mitcheldean@stevegooch.co.uk | www.stevegooch.co.uk

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