



Lower Lodge Bishopswood
Lydbrook GL17 9NZ



STEVE GOOCH
ESTATE AGENTS | EST 1985

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£450,000

Steve Gooch Estate Agents are delighted to offer for sale this COUNTRY LODGE DATING BACK TO CIRCA 1850 and OFFERED WITH NO ONWARD CHAIN benefitting from ENCLOSED GARDENS WITH RIVERSIDE VIEWS and SURROUNDED BY FOREST AND WOODLAND, OFF ROAD PARKING, GARAGE, SECONDARY AND DOUBLE GLAZING and LPG CENTRAL HEATING.

The property comprises of LOUNGE, KITCHEN/DINING ROOM, TWO DOUBLE BEDROOMS, FAMILY BATHROOM, LARGE LANDING SUITABLE AS AN OCCASIONAL BEDROOM and CELLAR.

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 solid timber door with metal studs inset. This leads into the:

LOUNGE

19'00 into bay x 13'01 narrowing to 10'1 (5.79m into bay x 3.99m narrowing to 3.07m)

Open fireplace with wooden lintel inset, stone hearth, inset woodburning stove, directional ceiling spots, exposed timber floorboards, exposed timber skirting boards, power points, door to understairs storage cupboard with shelving and lighting, radiator, tv point, feature arched windows with secondary glazed units fitted, feature bay window to front with secondary glazed units fitted, benefitting from stunning views over forest and woodland with front aspect views over the River Wye, rear feature arched sealed double glazed unit, wooden plank door giving access into:



KITCHEN/ DINING ROOM

14'04 x 9'01 (4.37m x 2.77m)

Single bowl Belfast sink with mixer taps over, solid wood worktops, range of base and wall mounted units, quarry tiled flooring, four ring electric hob with electric double oven, space for washing machine, space for fridge, tiled surrounds, tile worktops areas, exposed skirting boards, power points, inset directional ceiling spots, single radiator, gas LPG central heating and domestic hot water boiler, side aspect feature arch window with double glazed unit inset with views overlooking the garden and towards forest and woodland, stable door with glazed panels to top opens onto the rear garden, wooden plank door giving access to the stairs leading to the first floor:

LANDING/OCCASIONAL BEDROOM

13'02 x 8'06 (4.01m x 2.59m)

Access to roof space, ceiling light, smoke alarm, power point, single radiator, side aspect arch shaped window with views overlooking the garden and towards forest and woodland in the distance, wooden plank door giving access into:





BEDROOM ONE

13'03 x 9'05 (4.04m x 2.87m)

Ceiling light, feature tongue & groove timber clad wall, feature opening, single radiator, power points, range of built-in wardrobes and storage with hanging and shelving options, front aspect feature arch window with secondary double glazed unit fitted with views over the garden and towards forest and woodland.

From the landing, an opening leads into a small inner hall with access to roof space, door to airing cupboard with slatted shelving space and the central heating timer controls, wooden plank doors give access into:

BEDROOM TWO

9'01 x 8'02 (2.77m x 2.49m)

Ceiling light, exposed timber floorboards, exposed single radiator, power points, dimmer switch, side aspect feature arch window with secondary double glazed unit fitted with views over the garden and towards forest and woodland.

BATHROOM

5'08 x 5'09 (1.73m x 1.75m)

White suite with modern side panel bath, wooden panelling, pedestal wash hand basin, high level w.c, tongue and groove timber clad ceiling and walls, inset ceiling spot, rear aspect feature arch shaped window overlooking the rear garden and towards forest and woodland.

CELLAR

16'03 x 11'03 (4.95m x 3.43m)

Accessed via a wooden plank door with metalwork detailing from the roadside with power, lighting and radiator.

GARAGE

18'08 x 9'09 (5.69m x 2.97m)

EV charging point, accessed via a personal door to the rear, two personal windows to side, pair of double doors to front, power and lighting, pressure vessel for the borehole water supply.

A passage leads from the side of the property with outside lighting into:

WOOD STORE

Power, alarm for treatment plant.



GARDEN ENSUITE

Accessed via a wooden thumb latch door, low level w.c, feature arch ceiling.

OUTSIDE

From the Kitchen Stable door, a concrete pathway and steps guide you through the garden, enclosed by a combination of walling, railing, and hedging. A gravel pathway meanders towards cosy seating areas, adorned with raised flower beds and surrounded by trees and bushes, offering peaceful views over the River Wye. Additionally, the waste water treatment plant is situated in this area.

Further steps lead to additional terraced gardens, featuring several secluded seating spots that offer expansive views. Among these, a brick construction greenhouse with wooden glazing provides a space for nurturing plants. The LPG storage tank is conveniently located near the garage.

DIRECTIONS

From the Mitcheldean Office, proceed to the mini roundabout, turning right onto the A4136. Continue up over Plump Hill and upon reaching the traffic lights at Nailbridge, turn right signposted to Ruardean. Proceed up Morse Road into the village of Ruardean and into the High Street. Follow the road around to the right hand side onto Cats Hill. Follow this road until reaching the junction with the B4234. Turn right signposted to Ross where the property can be found immediately upon the right hand side as per our For Sale Board.

SERVICES

Mains electricity. Septic tank. LPG. Borehole water supply installed in 2016.

Gigaclear & Openreach in area. Ultrafast broadband has download speeds of greater than 300Mbps. Please visit Ofcom mobile & broadband checker to verify availability.

LOCAL AUTHORITY

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





TENURE

Freehold

VIEWING

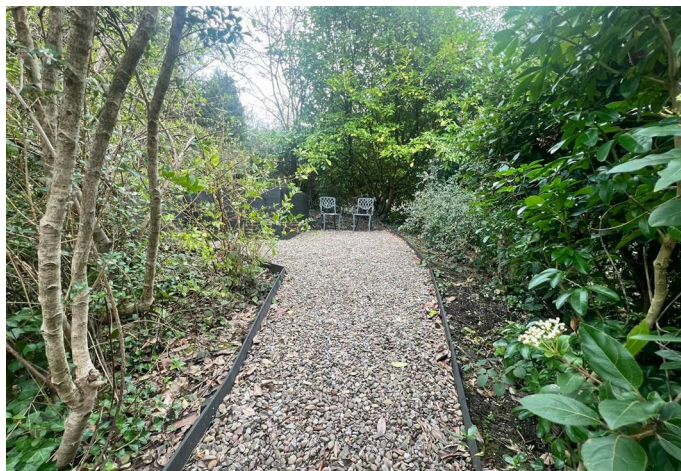
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

PROPERTY SURVEYS

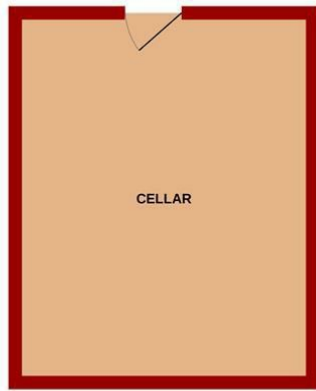
Qualified Chartered Surveyors available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

MONEY LAUNDERING REGULATIONS

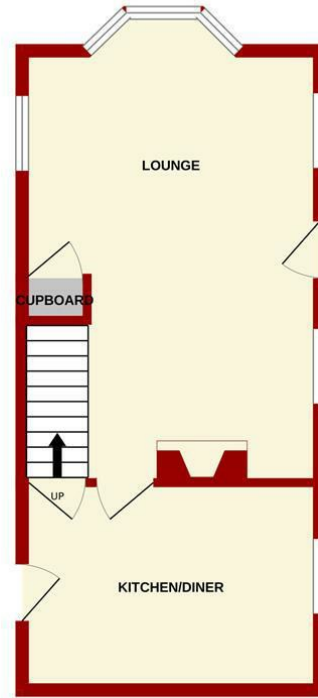
To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)



CELLAR



GROUND FLOOR



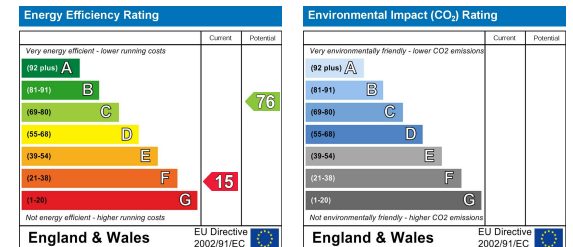
1ST FLOOR



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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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.





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