



**Glenleigh Church Hill**  
**Lydbrook GL17 9SN**



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985

# Glenleigh Church Hill

£550,000

## Lydbrook GL17 9SN

Steve Gooch Estate Agents are thrilled to present this charming **FOUR DOUBLE BEDROOM DETACHED FAMILY HOME**, boasting ample off-road parking and gardens and grounds extending to approximately 0.5 acres.

The ground floor comprises a **SPACIOUS LOUNGE, SNUG, KITCHEN/DINING ROOM, UTILITY, REAR HALL, and W.C.** Upstairs, **BEDROOM ONE** features a **DRESSING ROOM and ENSUITE SHOWER ROOM**, accompanied by **THREE ADDITIONAL DOUBLE BEDROOMS** and a **FAMILY BATHROOM**.

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 woodgrain upvc obscure glazed panel door leading into the:

### ENTRANCE HALL

Stairs leading to the first floor, ceiling light, modern consumer unit, single radiator, power points, telephone point, cupboard to understairs storage, central heating thermostat controls. Wooden panelled doors giving access into:

### LOUNGE

**18'01 x 11'01 opening to 13'07 into bay (5.51m x 3.38m opening to 4.14m into bay)**

Two ceiling lights, coving, wall light points, feature fireplace with timber surround, marble effect backing and hearth, inset electric fire, power points, tv point, telephone point, two double radiators, bay window overlooking the garden with far reaching views over the valley and towards forest and woodland.

### SNUG

**13'09 x 11'00 (4.19m x 3.35m)**

Feature stone fireplace with stone lintel and hearth, inset wood burning stove, alcoves to either side with built-in storage cupboards and shelving, ceiling light, power points, single radiator, telephone points, tv point, bay window overlooking the garden with far reaching views over the valley and towards forest and woodland.

### KITCHEN/DINING ROOM

**25'11 x 9'09 (7.90m x 2.97m)**

Kitchen- Single bowl single drainer porcelain sink unit with taps over, wood effect worktops, tiled upstands, four-ring electric hob with extractor hood over, clear glass splashback, inset double oven, range of base unit, space for dishwasher, exposed ceiling beams, oil fired central heating and domestic hot water boiler, central heating timer controls, directional ceiling spots, wood laminate flooring, exposed timber skirting boards, power points, USB charger points, rear aspect upvc double glazed window.

Dining Room- Continuation of the exposed ceiling beams, two directional ceiling lights, power points, single radiator, continuation of the wood laminate flooring and exposed timber skirting boards, two rear aspect upvc double glazed windows overlooking the rear garden. Doors giving access to Pantry and Utility.

### PANTRY

**9'09 x 2'05 (2.97m x 0.74m)**

Lighting, power points, continuation of the wood laminate flooring, skirting boards, shelving units.



## UTILITY

9'09 x 7'00 (2.97m x 2.13m)

Ceiling light, range of base units, single bowl single drainer stainless steel sink unit with mixer tap over, wood effect worktops, space for American style fridge/freezer, washing machine and tumble dryer, continuation of the wood laminate flooring, tiled upstands, power points, side aspect upvc double glazed window overlooking the rear garden, step up and opening into:

## SIDE HALL

5'04 x 6'05 (1.63m x 1.96m)

Ceiling light, tiled flooring, power points, rear aspect upvc double glazed window overlooking the rear garden, side aspect upvc double glazed panel door opening onto the side garden with views towards forest and woodland. Wooden panel door giving access into:

## W.C

White suite with close coupled w.c, pedestal wash hand basin with tiled splashback, continuation of the tiled flooring, ceiling light, side aspect upvc obscure double glazed window.

From the Entrance Hall, stairs lead up to the first floor:

## LANDING

Ceiling light, coving, dimmer switch, rear aspect Velux roof light, power points, opening into Dressing Room, wooden plank doors giving access into:

## BEDROOM ONE

11'02 x 10'11 (3.40m x 3.33m)

Ceiling light, power points, single radiator, door to built-in storage cupboard, front aspect upvc double glazed window overlooking the front garden with far reaching views over the valley and towards forest and woodland.

## DRESSING ROOM

9'08 x 6'07 (2.95m x 2.01m)

Directional ceiling spots, ceiling beam, double radiator, power points, side aspect upvc double glazed window, door giving access into:

## ENSUITE SHOWER ROOM

6'05 x 4'05 (1.96m x 1.35m)

Ceiling light, extractor fan, white suite with close coupled w.c, vanity wash basin with waterfall tap over, small cupboard and draws beneath, quadrant shower cubicle with Mira shower fitted, tiled surrounds, wood effect vinyl flooring, chrome wall mounted towel radiator.

## BEDROOM TWO

11'02 x 8'06 (3.40m x 2.59m)

Ceiling light, access to roof space, lazy boy light switch, power points, single radiator, bifold door giving access to built-in storage with hanging and shelving options, front aspect upvc double glazed window overlooking the garden with far reaching views over the valley and towards forest and woodland.







### **BEDROOM THREE**

**11'07 x 11'01 (3.53m x 3.38m)**

Ceiling light, power point, single radiator with alcoves to either side, small side aspect upvc double glazed window with views towards forest and woodland, front aspect upvc double glazed window overlooking the garden with far reaching views over the valley and towards forest and woodland.

### **BEDROOM FOUR**

**11'00 x 9'09 (3.35m x 2.97m)**

Sloped ceiling with exposed timber beam, directional ceiling spots, single radiator, power points, rear aspect upvc double glazed window overlooking the rear garden.

### **FAMILY BATHROOM**

**11'08 x 6'05 (3.56m x 1.96m)**

Brand new white suite with concealed cistern w.c, modern side panel bath with tiled surrounds, mixer tap and shower attachment fitted over, vanity wash hand basin with monobloc mixer tap, tiled surround and cupboard beneath, two ceiling lights, extractor fan, single radiator, wood effect vinyl flooring, bifold louvre doors giving access to the airing cupboard housing the hot water cylinder and slatted shelving space, rear aspect upvc obscure double glazed window.

### **OUTSIDE**

At the front of the property, a long sweeping driveway provides access, with the lower section shared with two neighbouring properties. To the left-hand side of the driveway lies a sizable sloped lawn area, adorned with shrubs, bushes, trees, and a rockery.

Adjacent to the property is parking space for one vehicle, with stone steps leading to a shed and the rear garden. Continuing along the driveway towards the front, you'll find additional parking for two vehicles. A set of stone steps descends to a private and enclosed paved patio and seating area, surrounded by dry stone walling and raised flower beds, offering stunning, far-reaching views over the valley. Various rockery and planting spaces add to the charm.

A gravelled area houses a block-built shed and store, complete with power and lighting, outdoor lighting, and a tap. This space provides access to the rear of the property, where the oil storage tank is situated.

The rear garden features a well-maintained lawn with small trees, partially enclosed by fencing and hedging for privacy.

### **DIRECTIONS**

From the Mitcheldean Office, proceed down to the mini roundabout, turning right onto the A4136. Continue up over Plump hill and upon reaching the traffic lights at Nailbridge, proceed straight over signposted to Lydbrook. Continue until reaching the Mierystock crossroads, turning right signposted to Lydbrook. Opposite the garage and The Jovial Colliers public house, take the turning right onto Church Hill. Follow the road around to the left hand side, just passing the Church. On the hairpin right, take a turning left, giving access into the driveway of Glenleigh.



## SERVICES

Mains electricity, water and drainage. Oil.

Openreach in area. Please visit Ofcom mobile & broadband checker to verify availability.

## LOCAL AUTHORITY

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

## WATER RATES

Severn Trent Water Authority - Rate to be confirmed.

## 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)

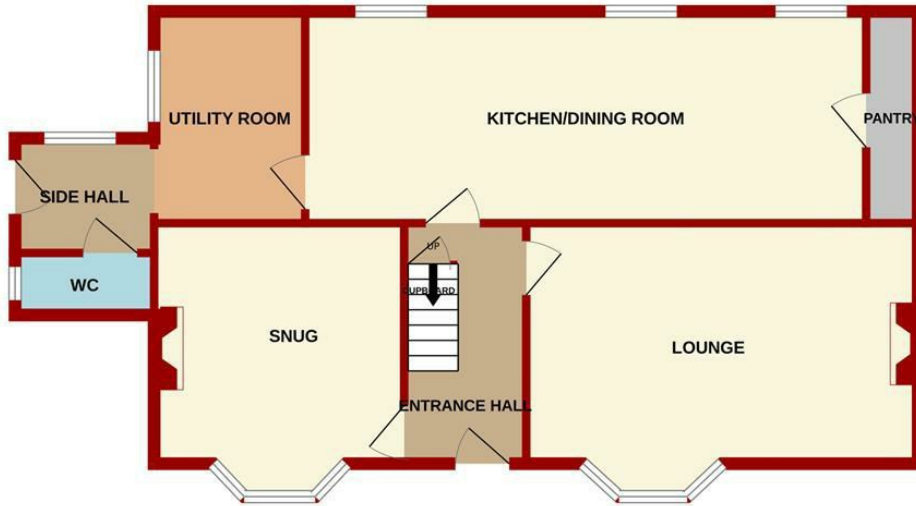








GROUND FLOOR



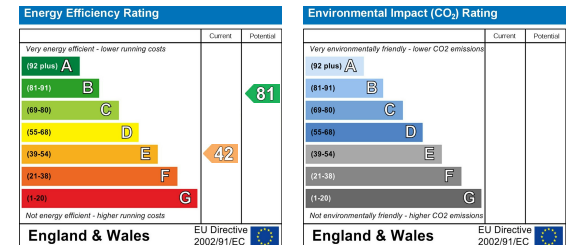
1ST FLOOR



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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