

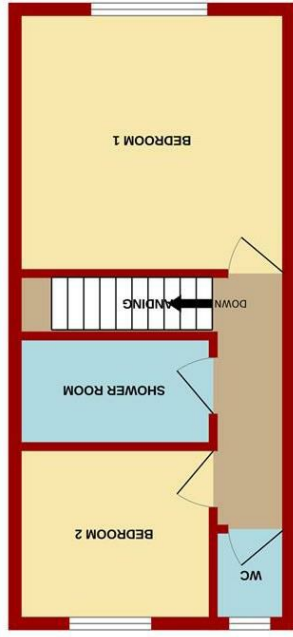


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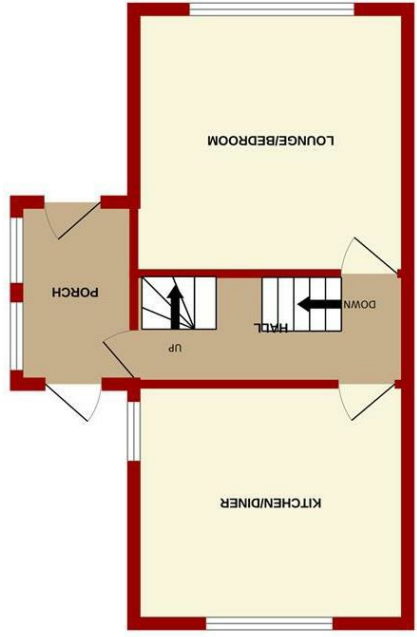
Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
 69-77 78-92 83-98 93-100 101-108 109-127 128-152 153-182 183-213 214-238 239-253 254-270 271-283 284-300	 100-110 111-120 121-130 131-140 141-150 151-160 161-170 171-180 181-190 191-200 201-210 211-220 221-230 231-240 241-250 251-260 261-270 271-280 281-290 291-300



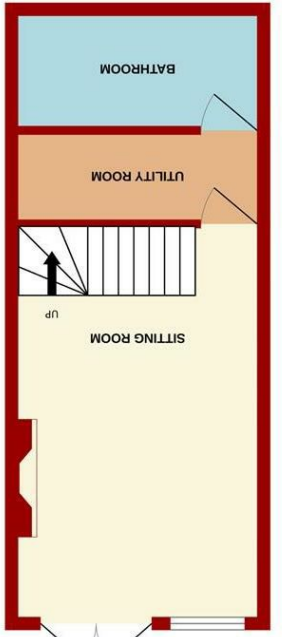
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such 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. Made with Metropix ©2024



1ST FLOOR



GROUND FLOOR



LOWER GROUND FLOOR



**Kingsknowe House**  
 Lydbrook GL17 9SE

**STEVE GOOCH**  
 ESTATE AGENTS | EST 1985

## Guide Price £265,000

We Are Delighted To Offer For Sale, With No Onward Chain, This Charming And Deceptively Spacious Two/Three-Bedroom End-Of-Terrace Cottage, Believed To Date Back To The Late 1800s. The Property Offers Flexible Accommodation Over Three Floors, Along With A Large Garden And Potential For Extension, Subject To Planning Permission. Located In The Heart Of The Forest Of Dean, Within The Popular Village Of Lydbrook, It Is Conveniently Close To Woodland Walks, The River Wye, The Primary School, And The Health Centre.

The Accommodation Briefly Comprises Large Sitting Room, Utility And Bathroom On The Lower Ground Floor, Lounge/Bedroom And Kitchen/Diner On The Ground Floor And Two Bedrooms, Shower Room And Separate W.C On The First Floor.

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.



A upvc door leads into;

### SIDE PORCH

Tiled floor, side aspect windows, rear aspect door with steps leading down to the rear garden. Inner door leads to;

### HALLWAY

Exposed timber floorboards, radiator, stairs lead up to the first floor and down to the lower ground floor. Doors lead off into the lounge/bedroom and kitchen/diner.

### LOUNGE/BEDROOM

12'02 x 11'08 (3.71m x 3.56m)

Serves well as a multi purpose room. Attractive Victorian fireplace with tiled hearth, radiator, large front aspect window.

### KITCHEN/DINER

12'03 x 12'00 (3.73m x 3.66m)

Fitted wall and base mounted units with laminate worktops and stainless steel sink unit. Electric cooker with gas hob, space and plumbing for fridge/freezer and slimline dishwasher. Cupboard housing the gas-fired boiler and immersion hot water tank. Radiator. Rear and side aspect windows overlooking the garden.

### FIRST FLOOR LANDING

Radiator, doors lead off to bedrooms one and two, shower room and the separate w.c.

### BEDROOM ONE

12'02 x 12'00 (3.71m x 3.66m)

Exposed timber floorboards, radiator, front aspect window.

### BEDROOM TWO

9'09 x 9'08 (2.97m x 2.95m)

Exposed timber floorboards, radiator, rear aspect window overlooking the garden.

### SHOWER ROOM

9'01 x 5'03 (2.77m x 1.60m)

Large walk-in electric shower with wet board surround, pedestal handbasin, heated ladder towel rail, loft hatch to loft space.

### SEPARATE W.C

Low level w.c., radiator, obscured rear aspect window.

### SITTING ROOM

17'09 x 11'02 (5.41m x 3.40m)

Stairs lead down to the spacious sitting room featuring an Inglenook fireplace with wooden burning stove set on a stone hearth, tiled floor, radiators, window and French doors to rear aspect lead out to the garden. Door leads into;

### UTILITY ROOM

Wall and base mounted units with laminate worktops and stainless steel sink unit, space and plumbing for a washing machine, tiled floor, door leads into;

### BATHROOM

Wooden panel bath, vanity handbasin unit with tiled splashbacks, low level w.c., radiator, tiled floor.

### OUTSIDE

The spacious rear garden leads down to the adjacent brook and is primarily laid to lawn, featuring a large patio perfect for relaxing and entertaining. Additionally, there is a useful small outbuilding and a shed, along with beautifully planted flower beds adding to the garden's appeal.

### DIRECTIONS

From Mitcheldean proceed along the A4136 in the direction of Coleford and Monmouth, proceeding straight over the traffic lights at

Nailbridge. Continue along for approximately 3 miles passing through Brierley, turning right at the crossroads sign posted Lydbrook. Follow the road into Lydbrook village where the property can be found on the right hand side opposite the Hangerberry Road turning.

### SERVICES

Mains water, drainage, electricity and gas.

Openreach in area

### LOCAL AUTHORITY

Council Tax Band: B  
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

We can recommend qualified Chartered Surveyors to undertake your surveying requirements.

### 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)