



1 Stowfield Cottages Stowfield
Lydbrook GL17 9NF



STEVE GOOCH
ESTATE AGENTS | EST 1985

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£375,000

An ATTRACTIVE AND VERY WELL PRESENTED TWO/THREE BEDROOM BACK-TO-BACK SEMI-DETACHED COTTAGE located in a pretty, rural setting within a stones throw of the River Wye. Benefits include a MATURE SOUTH-FACING GARDEN, TWO RECEPTION ROOMS, CONSERVATORY, UTILITY and LAY-BY PARKING AVAILABLE opposite the property for several vehicles as well as having FANTASTIC RIVERSIDE WALKS ON THE DOORSTEP. The property is DOUBLE GLAZED and OIL FIRED CENTRALLY HEATED.

The property accommodation comprises LOUNGE, SITTING ROOM, KITCHEN, BATHROOM, UTILITY and CONSERVATORY to the Ground Floor with TWO DOUBLE BEDROOMS to the First Floor. There are CONVERTED BASEMENT AND LOFT ROOMS.

The village of Lydbrook offers amenities to include shops, doctor's surgery, primary school and a bus service to Gloucester approximately 20 miles and surrounding areas.



Oak door leads into;

UTILITY ROOM

Fitted laminate worktop with space and plumbing below for washing machine and dryer, space for fridge/freezer, power points, tiled floor, oak door into;

KITCHEN

12'02 x 7'03 (3.71m x 2.21m)

Fitted wall and base level units with rolled edge laminate worktops and inset stainless steel sink and drainer, space for a range style electric cooker, plumbing for washing machine, oil-fired combi boiler, power points, radiator, laminate wood flooring, window to front aspect overlooking the garden, doors to Bathroom and Sitting Room.

BATHROOM

9'04 x 5'04 (2.84m x 1.63m)

Modern suite to include bath with tiled splashbacks, shower cubicle, low level w.c, vanity handbasin, heated towel rail, radiator, obscured window to side aspect.

SITTING ROOM

12'04 x 11'11 (3.76m x 3.63m)

Feature fireplace with log burning stove, power points, tv point, radiator, laminate wood flooring, stairs to first floor, French patio doors lead out to the garden, doors into Lounge and Conservatory.

LOUNGE

12'01 x 10'10 (3.68m x 3.30m)

Power points, tv point, phone point, radiator, window to side aspect with views towards countryside.

CONSERVATORY

9'11 x 9'04 (3.02m x 2.84m)

Power and lighting, tiled floor, door leading out to a raised decked seating area. Lovely outlook over the garden.

LANDING

Doors into Bedrooms One and Two.





BEDROOM ONE

11'08 x 9'02 (3.56m x 2.79m)

Power points, tv point, radiator, window to side aspect with woodland view, door and stairs lead up to the Loft Room that has recently been converted into a Bathroom/Dressing Area.

BEDROOM TWO

12'01 x 11'00 (3.68m x 3.35m)

Built in wardrobe, power points, tv point, radiator, window to side aspect with countryside views.

LOFT ROOM

22'08 x 8'05 (6.91m x 2.57m)

The bathroom suite comprises wooden panel bath, low level w.c, vanity handbasin with tiled splashbacks, radiator, power and lighting.

BASEMENT ROOM

12'01 x 10'10 (3.68m x 3.30m)

Accessed from the garden via a pair of upvc double glazed doors being ideal for use as an office or occasional bedroom, power points, radiator.

OUTSIDE

The well stocked colourful south-facing garden is truly a tranquil place to be with an abundance of flowers, shrubs and trees. Various seating areas ensure that you will have plenty of space to entertain guests or just relax on those warm Summer evenings. The property enjoys a spring fed water feed for use in the garden.

DIRECTIONS

Follow the B4234 North down through the village of Lydbrook, then turn left on to the Stowfield Road signposted English Bicknor and Coleford. Follow the road passing the Stowfield Cable Works on your right and as you approach the next left hand bend the property can be found on the left hand side. The lay-by parking can be found opposite the property on your right.

SERVICES

Mains water and electricity. Septic tank. Oil. Gigaclear in area.

LOCAL AUTHORITY

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



TENURE

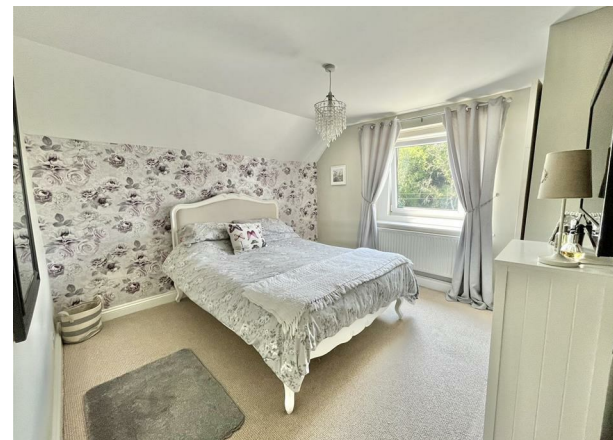
Freehold.

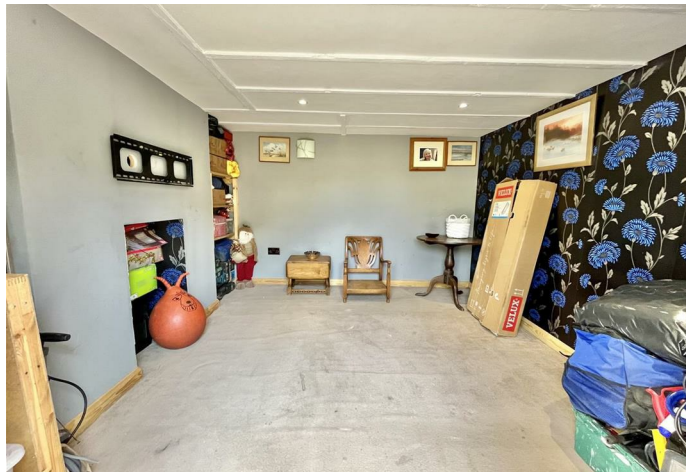
VIEWING

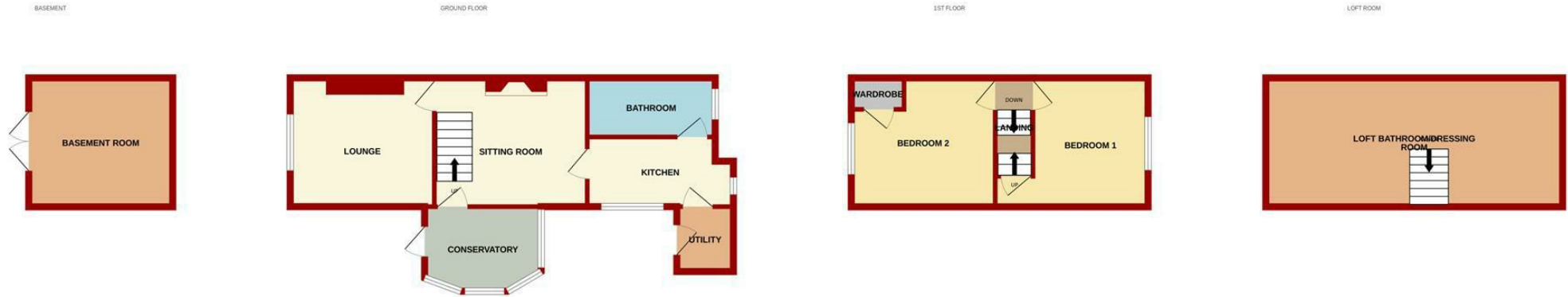
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

PROPERTY SURVEYS

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







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.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-64) D				(55-64) D			
(39-54) E		44		(39-54) E			
(21-38) F			10	(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	





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