



Forest View The Boarts
Lydbrook GL17 9QB



STEVE GOOCH
ESTATE AGENTS | EST 1985

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Guide Price £525,000

We Are Thrilled To Offer For Sale This Beautiful Well Maintained 19th Century 'Chocolate Box' Cottage Located In The Quiet, Picturesque Forest Of Dean Countryside. Forest View Was Extended In The Late 1990's To Create A Spacious Family Home And Is Set Within Large Gardens And Grounds Of Approximately Half An Acre With An Open Fronted Garage, Workshop And Cabin. There Is No Onward Chain.

The Property Comprises Of A Traditional Farmhouse Style Kitchen/Diner, Comfortable Living Room With Multi-Fuel Burner And Views Down The Garden Towards Expansive Woodland, Utility Room With Pantry And Downstairs W.C. Upstairs You Will Find A Master En-Suite Bedroom With Balcony, Two Further Double Bedrooms And A Modern 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.





Front aspect stable door leads into;

BOOT ROOM

Lighting, tiled floor, front aspect window, door leads into;

KITCHEN/DINING ROOM

25'02 x 11'03 (7.67m x 3.43m)

This comfortable and spacious room features a traditional Farmhouse style kitchen comprising of wall and base level units with solid work worktops and an inset twin bowl ceramic sink basin unit. Tiled splash-backs, inset into the old fireplace is the dual gas/electric range cooker. There is space and plumbing for a dishwasher. Original wood beams, flagstone floor, front aspect window, doors lead off to the utility and central hallway.

The dining area comprises a feature stone inglenook fireplace with multi fuel burning stove inset, wooden beams, radiator, tiled floor, front aspect window

UTILITY

9'09 x 5'00 (2.97m x 1.52m)

Fitted laminate worktop with space and plumbing below for a washing machine and tumble dryer, space for fridge/freezer, Worcester oil-fired boiler, radiator, front aspect window, door into pantry with shelving.

CENTRAL HALLWAY

Radiator, phone and internet points, tiled floor, stairs to first floor landing with storage cupboard below, side aspect upvc door and window. Doors lead to the living room and w.c.

W.C

Low level w.c, vanity washbasin with tiled splashbacks, extractor.

LIVING ROOM

15'10 x 15'06 (4.83m x 4.72m)

Feature fireplace with multi fuel burner on a raised stone hearth, tv point, radiator, exposed wooden floorboards, rear aspect window overlooking the gardens and woodland beyond. Side aspect bi-fold doors lead to the sun terrace.

LANDING

Airing cupboard housing the hot water immersion tank, loft hatch to loft space, rear aspect skylight, doors lead into bedrooms one, two, three and bathroom.



BEDROOM ONE

12'11 x 12'03 (3.94m x 3.73m)

Built in wardrobe, radiator, side aspect window, rear aspect doors leading out to a balcony enjoying panoramic views of woodland. Door into;

ENSUITE SHOWER ROOM

Shower cubicle with electric shower and tiled surround, low level w.c, wall mounted washbasin, radiator, extractor, side aspect skylight.

BEDROOM TWO

11'02 x 10'10 (3.40m x 3.30m)

Radiator, front aspect window.

BEDROOM THREE

12'02 x 11'10 (3.71m x 3.61m)

Radiator, front aspect window.

BATHROOM

8'11 x 8'09 (2.72m x 2.67m)

Modern four piece white suite comprising freestanding bath, low level w.c, vanity washbasin unit, shower cubicle with electric shower and tiled surround, heated towel rail, tiled floor, side aspect skylight.

OUTSIDE

A pair of gates open onto the block paved driveway that almost creates a courtyard feel as it is flanked by the large open fronted garage and workshop. From here paths lead to the main front entrance and steps lead down to the mostly lawned gardens.

OPEN FRONTED GARAGE

21'09 x 12'07 (6.63m x 3.84m)

Power and lighting.

WORKSHOP

12'07 x 9'01 (3.84m x 2.77m)

Power and lighting. Front aspect window.

The gardens provide ample private spaces for family and friends to relax and enjoy, with a variety of mature fruit trees and flowers. There is a cabin ideal for use as a studio or work from home space.

CABIN

13'09 x 12'05 (4.19m x 3.78m)

Power and lighting.

At the bottom of the garden is a large vegetable patch for the more green fingered of buyers to utilise.







DIRECTIONS

What3Words- eliminate.permit.gross. From Mitcheldean, follow the A4136 in the direction of Coleford and Monmouth. Carry on straight over the Nailbridge traffic lights, then continue through the village of Brierley. Continue along and up the hill taking the next right signposted Worrall Hill. Follow this road past the old chapel on the right and take the next right turn signposted The Boats. Follow this lane until where it splits, turn left here and the property can be found after a short distance on the right. This is a dead-end lane with a turning area at the end.

SERVICES

Mains water and electricity. Septic tank. Oil

Openreach in area. Phone signal may be limited with some providers.

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)



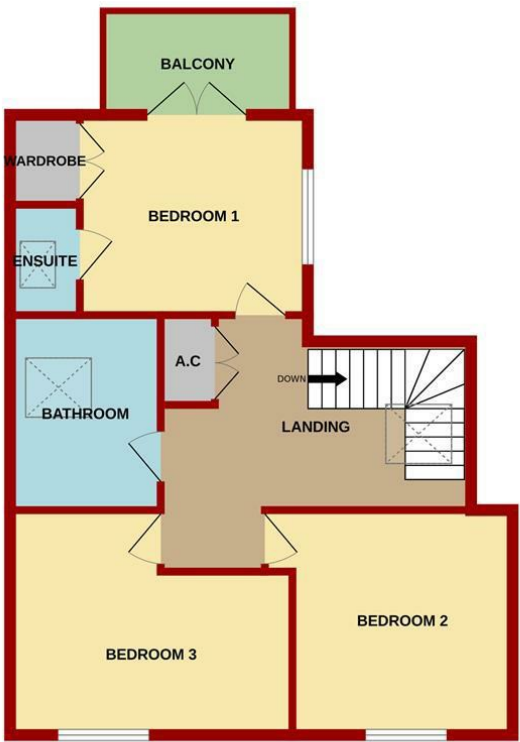




GROUND FLOOR



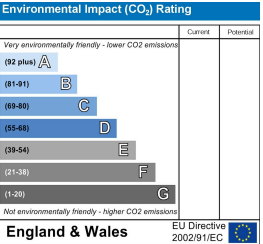
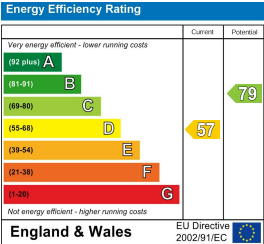
1ST FLOOR



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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