



Sundale
Lydbrook GL17 9NA



STEVE GOOCH
ESTATE AGENTS | EST 1985

Sundale

£375,000

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STEVE GOOCH ESTATE AGENTS are delighted to offer for sale this **THREE BEDROOM DETACHED PERIOD STONE COTTAGE** dating back to **CIRCA 1890**, set within a plot of approximately **ONE THIRD OF AN ACRE**, and backing onto **FIELDS AND COUNTRYSIDE**. The property boasts character features including **FIREPLACES, WOOD-BURNING and MULTIFUEL STOVES**, along with **TWO RECEPTION ROOMS** and **LARGE GARDENS**. Additional benefits include **GAS HEATING** and **DOUBLE GLAZING**.

The accommodation comprises **ENTRANCE HALL, LOUNGE, DINING ROOM, KITCHEN, UTILITY, and BATHROOM** to the ground floor, with **THREE BEDROOMS** 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. 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:

PORCH

Timber construction with wooden glazed panel door, tongue & groove clad ceiling, single glazed windows to side, solid timber wooden door giving access into:

ENTRANCE HALL

Stairs to the first floor, ceiling light, wooden doors into:

LOUNGE

14'01 x 9'11 (4.29m x 3.02m)

Feature stone fireplace with stone lintel, stone hearth, inset wood burning stove, ceiling lights, coving, alcoves to either side, power points, tv point, front aspect bay window with views towards forest and woodland.

DINING ROOM

13'11 x 11'10 (4.24m x 3.61m)

Fireplace with feature timber lintel over, multi fuel stove, stone hearth, alcoves to either side, ceiling light, coving, front aspect upvc bay window with views towards forest and woodland, power points, tv point, door giving access into understairs storage cupboard, opening into:

KITCHEN

13'02 x 9'03 (4.01m x 2.82m)

One and a half bowl single drainer stainless steel sink unit, Quooker tap, square edge worktops, matching upstands, electric four-ring hob, electric oven beneath, filter hood, range of base and wall mounted units, integrated dishwasher, power points, usb points, inset ceiling spots, wall mounted vertical radiator, dimmer switch, tile effect vinyl flooring, upvc French door with glazed panel to side opening onto the courtyard, opening into:

UTILITY

7'07 x 7'08 (2.31m x 2.34m)

Tongue & groove timber clad ceiling, ceiling light, vertical radiator, continuation of the tile effect vinyl flooring, worktops, plumbing for automatic washing machine and tumble dryer, power points, front aspect double glazed window, wooden door giving access into:





BATHROOM

6'07 x 5'06 (2.01m x 1.68m)

White suite with modern side panel bath, shower mixer tap fitted over, vanity wash hand basin with cupboards beneath, mixer tap over, close coupled w.c, upvc tongue & groove clad ceiling, wet board walling, heated towel radiator, front aspect obscure double glazed window.

From the entrance hall, stairs lead up to the first floor:

LANDING

Ceiling light, coving, wooden panel doors giving access into:

BEDROOM ONE

14'04 x 10'02 (4.37m x 3.10m)

Vaulted ceiling with exposed timbers, single radiator, power points, door to airing cupboard, side aspect upvc double glazed window overlooking the courtyard and towards trees and woodland in the distance.

BEDROOM TWO

11'10 x 11'09 (3.61m x 3.58m)

Ceiling light, cast metal feature fireplace with grate, chimney breast, alcoves to either side, single radiator, power points, front aspect upvc double glazed window, window seat with views towards trees and woodland.

BEDROOM THREE

12'01 x 9'10 (3.68m x 3.00m)

Feature fireplace with cast surround, chimney breast with alcoves to either side, exposed ceiling timbers, access to loft space, exposed timber skirting board, power points, front aspect upvc double glazed window, window seat with views towards trees and woodland.

OUTSIDE

The front of the property is accessed via a set of brick and concrete steps leading to a front courtyard laid to slate and astroturf, creating an ideal seating area.

On the left-hand side, gated access leads to the courtyard. From here, steps ascend to the main landscaped garden, perfect for young families and entertaining. This area features a decked section, a soft play area, and a shed, all enclosed by fencing. Additional steps and a pathway lead up to an upper terrace. The garden enjoys a peaceful backdrop, bordering fields and woodland.



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 for a couple of miles and upon reaching the crossroads, turn right signposted to Lydbrook. Proceed down into the village centre, passing the shop on the left hand side. Upon reaching the 40 mph zone, the property can be found on the left hand side.

SERVICES

Mains water, electricity, drainage, gas.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES

Severn Trent Water Authority - Rate TBC

LOCAL AUTHORITY

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

TENURE

Freehold

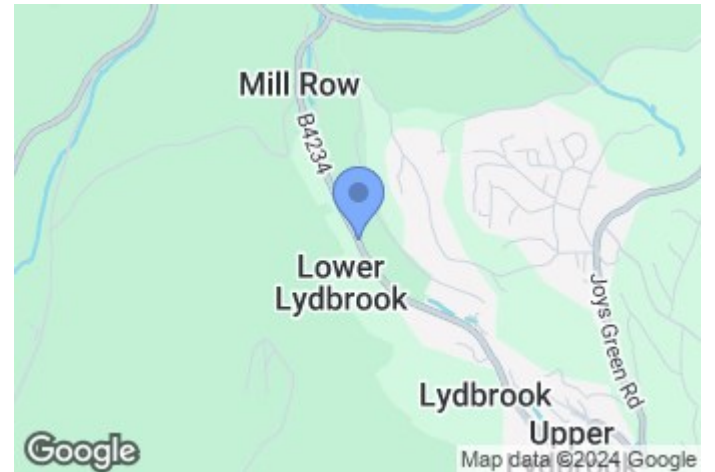
VIEWING

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.

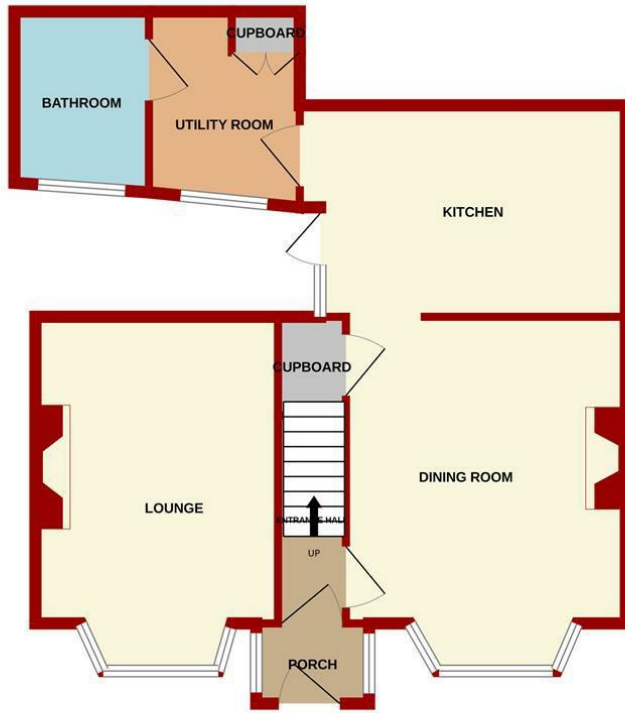
PROPERTY SURVEYS

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

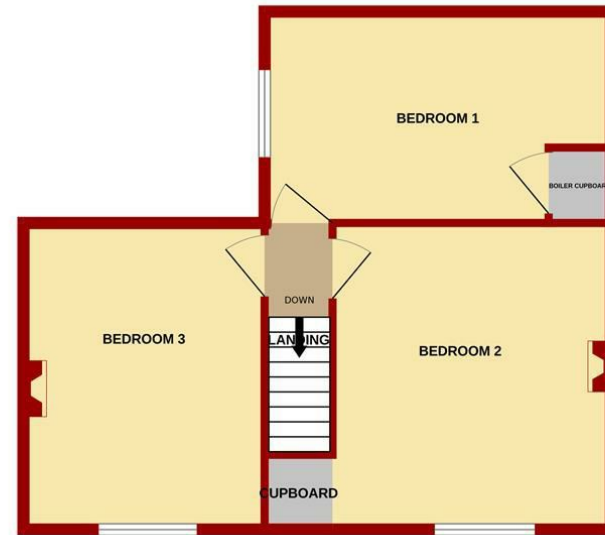




GROUND FLOOR



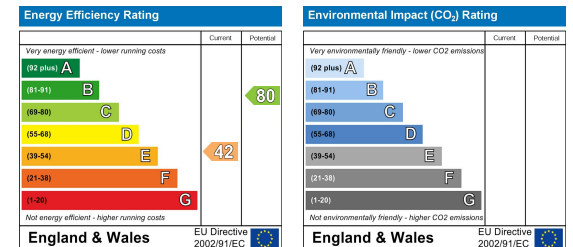
1ST FLOOR



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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MISREPRESENTATION DISCLAIMER

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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