



Mapleaves & Derelict Cottage Joys Green Road
Lydbrook GL17 9SX



STEVE GOOCH
ESTATE AGENTS | EST 1985

Guide Price £375,000

We Are Delighted To Offer For Sale An Exciting Opportunity To Acquire A Two Bedroom Detached Bungalow With Garage In Need Of Updating And Modernising Along With A Derelict Stone Cottage All Set Within An Approximate Half An Acre Elevated Plot And Offered With No Onward Chain.

Dependant On Planning Permissions, There Is Potential To Renovate/Extend Both Properties Or Even Obtain Permission To Demolish The Existing Cottage And Build A New Dwelling In Its Place.

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 composite door leads into;

ENTRANCE HALL

Wood parquet flooring, radiator, storage cupboard, doors lead off to the lounge, kitchen, two bedrooms and bathroom.

LOUNGE

14'03 x 11'02 (4.34m x 3.40m)

Feature open fireplace with period tile surround, fitted shelving in alcoves, radiator, exposed wooden floorboards, front aspect double glazed window providing fantastic views.

KITCHEN

10'10 x 10'03 (3.30m x 3.12m)

Larder cupboard, oil-fired combi boiler, radiator, rear aspect double glazed window, door to rear hall.

REAR HALL

Accessed via a composite door from the rear aspect, built in cupboards, radiator, side aspect double glazed window.

BEDROOM ONE

11'10 x 11'03 (3.61m x 3.43m)

Built in wardrobes and overhead storage, radiator, exposed wooden floorboards, front aspect double glazed window with views.

BEDROOM TWO

11'01 x 10'11 (3.38m x 3.33m)

Built in wardrobe, radiator, exposed wooden floorboards, rear aspect double glazed window.

BATHROOM

7'04 x 6'11 (2.24m x 2.11m)

Coloured suite comprising a bath with tiled surround, low level w.c, pedestal washbasin, radiator, rear aspect obscured double glazed window.

OUTSIDE

A pair of gates give access to the long sloping driveway which leads up to the rear of the bungalow. There is a further existing gated access at the top of the plot that leads to the derelict stone cottage making it easier to potentially keep the two properties separate. To the side of the bungalow is an attached single garage.

DIRECTIONS

From Mitcheldean proceed along the A4136 in the direction of Coleford and Monmouth turning right at the traffic lights at Nailbridge signposted to Drybrook and Ruardean. Proceed along Morse Road and into the village of Ruardean turning left signposted to Joys Green and Lydbrook, continue along this road for 1-1.5 miles entering Joys Green. The property can be found on the left hand side just before the Hawsley turning.

SERVICES

Mains water, electricity, drainage. Oil.

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.

LOCAL AUTHORITY

Council Tax Band: TBC

Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

WATER RATES

Severn Trent Water Authority. Rate TBC

TENURE

Advised as 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.

MONEY LAUNDERING REGULATIONS

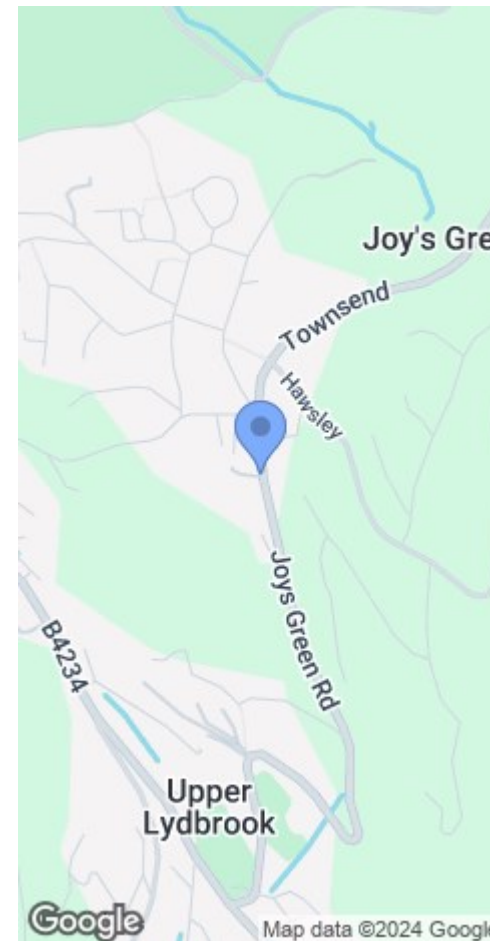
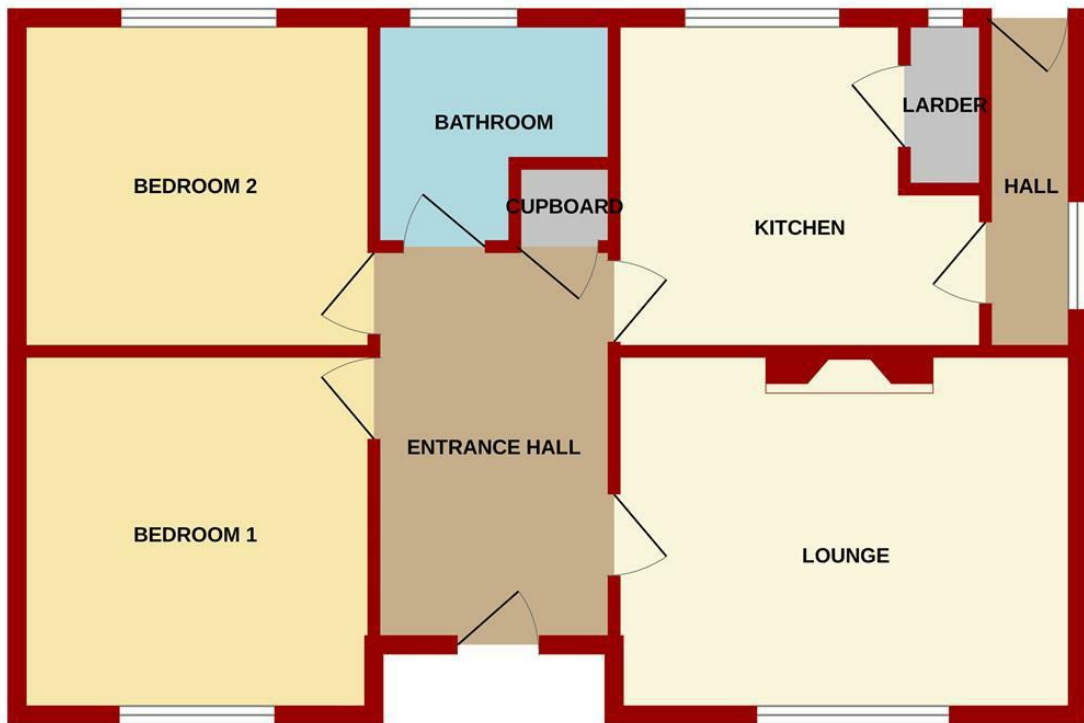
To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)

PROPERTY SURVEYS

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



GROUND 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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Energy Efficiency Rating	
Current	Potential
77	45

Energy Efficiency Rating scale (A-G):

- A: 92-101 (Very energy efficient - lower running costs)
- B: 81-91
- C: 69-80
- D: 55-68
- E: 49-54
- F: 39-48
- G: 1-38 (Not energy efficient - higher running costs)

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
A	G

Environmental Impact (CO₂) Rating scale (A-G):

- A: 81-91 (Very environmentally friendly - lower CO₂ emissions)
- B: 69-80
- C: 55-68
- D: 49-54
- E: 39-48
- F: 21-38
- G: 1-20 (Not environmentally friendly - higher CO₂ emissions)

EU Directive 2002/91/EC

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.



The Cross, Mitcheldean, Gloucestershire. GL17 0BP | (01594) 542535 | mitcheldean@stevegooch.co.uk | www.stevegooch.co.uk