



Lydbrook Heights Wye Valley View
Lydbrook GL17 9DS



STEVE GOOCH
ESTATE AGENTS | EST 1985

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£675,000

PART EXCHANGE YOUR HOUSE - be in for Summer. STAMP DUTY PAID (sole residence). This exclusive SHOW HOME at over 2200 square feet has been individually designed and uniquely furnished to a high specification with bespoke finishes throughout. It boasts energy-efficient solar panels, an EV charging point, and over eight years remaining on the building warranty. The developer is also open to discussing restyling options/additions and potential other benefits to personalise your perfect home. Whilst offering a blend of luxury and practicality, the breath-taking views over the Wye Valley enhance the opportunity for well-being and enjoying a perfect country lifestyle. **PART EXCHANGE AND PAID STAMP DUTY FOR SOLE HOME OWNERS CONSIDERED.**

The home incorporates SUSTAINABLE FEATURES such as SOLAR PANELS, an EV CHARGING POINT and ELECTRIC HEATING, plus the convenience of TWO GARAGES. The property offers versatile living spaces, including a GROUND-FLOOR BEDROOM ideal for multi-generation living or private office and a GARDEN SUMMERHOUSE, ideal for entertainment or use as a tranquil HOME OFFICE WITH PANORAMIC VIEWS with OVER EIGHT YEARS left on the BUILDING WARRANTY. With BREATHTAKING VIEWS for an idyllic country lifestyle the UNIQUE FURNISHINGS could be RESTYLED as offered by the Developer.

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 area with Indian sandstone steps and a paved area leading to the front door. The porch features inset ceiling spotlights with a sensor for convenience. Access is provided through a solid core composite door with a double-glazed panel at the top and an additional double-glazed panel to the left-hand side. This leads into the:

ENTRANCE HALL

19'04 x 6'04 (5.89m x 1.93m)

Stairs leading to the first floor with understairs storage area, solid oak staircase, inset ceiling spots, ceiling light, mains wired smoke alarm system, central heating controls, solid oak skirting boards, oak style vinyl flooring, double radiator, power points, oak veneer fire doors giving access into:

BEDROOM FIVE

12'11 x 10'03 (3.94m x 3.12m)

Inset ceiling spots, oak skirting boards, power points, double radiator, two front aspect upvc double glazed window overlooking the garden.

DOWNSTAIRS SHOWER ROOM

5'11 x 5'05 (1.80m x 1.65m)

Inset ceiling spots with sensor, extractor system, large quadrant shower with electric shower fitted, fully tiled walls, continuation of the oak style vinyl flooring, wall mounted chrome heated towel radiator, concealed cistern w.c with solid oak top, vanity wash hand basin with cupboards beneath, solid oak worktop, monobloc mixer tap, freestanding bowl, wall mounted heated mirror with sensor light inset, side aspect upvc obscure double glazed window.

UTILITY/BOILER ROOM

10'03 x 6'03 (3.12m x 1.91m)

Inset ceiling spots, mains wired smoke alarm system, ventilation system, wall mounted electric boiler, cupboard housing the pressurised hot water system and pressure vessel above, consumer unit, solid oak worktop with base units, space for automatic washing machine, butler style sink with mixer tap over, tiled surrounds, continuation of the oak style vinyl flooring, double radiator, side aspect upvc double glazed window overlooking the side garden, rear aspect upvc obscure double glazed panel door leading to the rear garden.

KITCHEN AREA

12'07 x 13'07 (3.84m x 4.14m)

Double bowl Belfast style sink unit, monobloc mixer tap over with detachable head, solid oak worktops, tiled surrounds, range of base and wall mounted units, under cupboard lighting, freestanding range cooker with five rings and hot plate, extractor hood over, space for large American style fridge/freezer, power and plumbing for dishwasher, power points, inset ceiling spots, mains wired smoke alarm system, island unit with drawer storage, breakfast bar, feature lighting above, two rear aspect double glazed windows overlooking the rear garden, openings into:



DINING AREA

11'09 x 10'10 (3.58m x 3.30m)

Inset ceiling spots, feature lighting, alcove recesses ideal for dressers/shelving, exposed timber skirting boards, power points, double radiator, two front aspect double glazed windows overlooking the front garden with far reaching views towards forest and woodland.

LOUNGE

19'02 x 11'00 (5.84m x 3.35m)

Electric imitation wood burning stove set onto a stone plinth, inset ceiling spots, mains wired smoke alarm system, double radiator, power points, tv point, dimmer switches, two rear aspect upvc double glazed windows overlooking the rear garden, two front aspect upvc double glazed windows overlooking the front garden, parking and driveway.

From the entrance hall, stairs lead up to a half landing with rear aspect upvc obscure double glazed window, feature lighting, and onto the:

LANDING

15'07 x 7'05 narrowing to 5'09 (4.75m x 2.26m narrowing to 1.75m)

Access to the roof space, a mains-wired smoke alarm system, inset ceiling spotlights, solid oak skirting boards, and a double radiator. The room also features power points and a set of UPVC double-glazed French doors that open onto a balcony. The balcony is enclosed by glass panels with brushed stainless steel balustrades, offering far-reaching views over fields and woodland, oak veneer fire doors leading into:

BEDROOM ONE

15'01 x 12'03 narrowing to 5'09 (4.60m x 3.73m narrowing to 1.75m)

Inset ceiling spots, feature directional lighting, bedside lighting with switches, tv point, double radiator, exposed solid oak skirting boards, two front aspect upvc double glazed window overlooking the front garden and parking with far reaching views towards fields and countryside, opening into:

DRESSING ROOM

7'05 x 6'05 (2.26m x 1.96m)

Inset ceiling spots, power points, side aspect upvc obscure double glazed window.

SHOWER ROOM

7'04 x 7'02 (2.24m x 2.18m)

Large double walk-in shower cubicle with electric shower fitted, vanity wash hand basin with solid oak worktop, feature bowl, monobloc mixer tap over, concealed cistern w.c, high-gloss tiling, inset ceiling spots, rear aspect obscure double glazed window, large chrome heated towel radiator.

BEDROOM TWO

10'10 x 11'10 (3.30m x 3.61m)

Inset ceiling spots, bedside lights with switches, power points, double radiator, tv point, oak skirting boards, front aspect upvc double glazed windows overlooking the front garden with far reaching views towards forest and woodland.







BEDROOM THREE

12'02 x 10'04 (3.71m x 3.15m)

Inset ceiling spots, bedside light with switches, power points, oak skirting boards, double radiator, tv point, two front aspect upvc double glazed windows overlooking the front garden with far reaching views towards forest and woodland.

BEDROOM FOUR

13'03 x 10'05 (4.04m x 3.18m)

Inset ceiling spots, bedside lights with switches, power points, oak skirting boards, tv point, double radiator, side aspect upvc double glazed window overlooking the side garden and far reaching views towards forest and woodland.

FAMILY BATHROOM

8'09 x 7'04 (2.67m x 2.24m)

Fully tiled walls, continuation of the oak style vinyl flooring, inset ceiling spots, large double walk-in shower cubicles, electric shower fitted, close coupled w.c, solid oak top, freestanding bath with centre drainer and wall mounted waterfall style tap, shower fitting, heated towel radiator, vanity wash hand basin with feature basin, monobloc waterfall tap, wall mounted heated mirror with motion sensor, rear aspect upvc obscure double glazed window.

GARAGE ONE

19'01 x 10'11 (5.82m x 3.33m)

Accessed via a electric roller shutter door, additional manual winding handle, power, LED lighting, skimmed ceilings.

GARAGE TWO

20'00 x 9'10 (6.10m x 3.00m)

Vaulted ceiling with LED lighting, power, electric roller shutter doors, additional manual winding handle, consumer unit.

OUTSIDE

The front of the property features a long block-paved shared access driveway leading to a gravelled area suitable for parking two to three vehicles. Additional features include outside lighting and an electric vehicle charging point. Gated access along the right-hand side of the garage leads to the rear garden.

The rear garden offers stunning, far-reaching views over forest and woodland. It includes bark-covered areas ideal for storage or a play area, with decking steps leading up to a gravelled section and the utility room entrance. The garden is equipped with outside lighting, a tap, and power points. This private space is enclosed by fencing, stone walling, and hedging.

Gravelled steps with timber surrounds wind through the garden, leading to the upper section surrounded by a lawn. At the top of the garden, a personnel gate opens onto a pathway. A Summer house with power and heating has an adjoining decking area and provides an ideal space for entertaining while enjoying breath-taking views extending through the valley.

SERVICES

Mains water, electricity, drainage. Solar Panels. EV charging point.

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 - rates to be advised.

LOCAL AUTHORITY

Council Tax Band: E

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

TENURE

Freehold

VIEWING

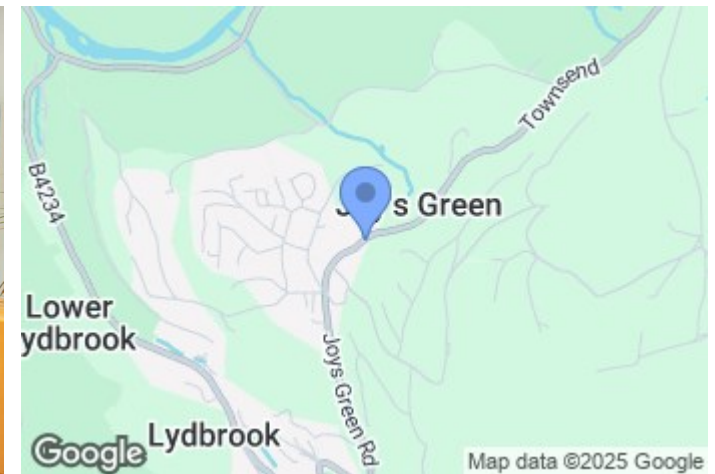
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From the Mitcheldean office proceed out of the village in the direction of the A4136 taking the second exit at the mini roundabout. Continue up and over Plump hill, at the Nailbridge traffic lights turn right signposted Ruardean and Drybrook. Continue along the Morse Road in to the village of Ruardean. Continue along through the village taking a turning left sign posted to The Pludds and Lydbrook. Proceed for approximately 1.3 miles where the property can be found just after reaching the 30 mile zone on the right hand side.

PROPERTY SURVEYS

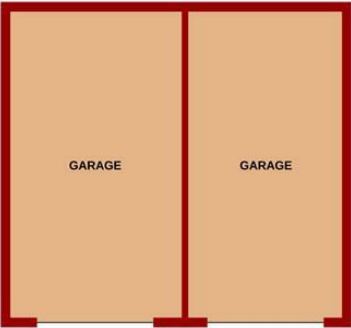
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



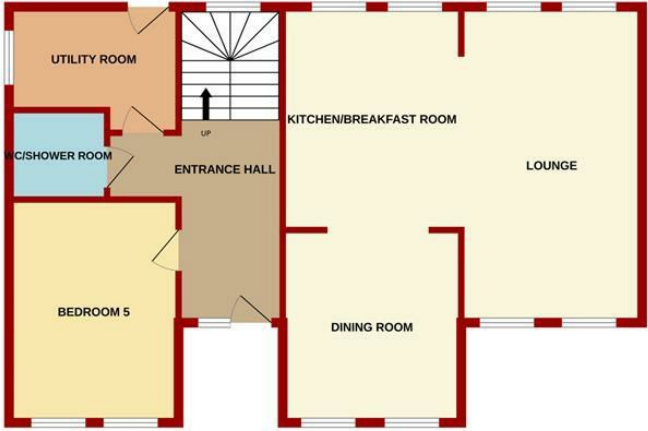




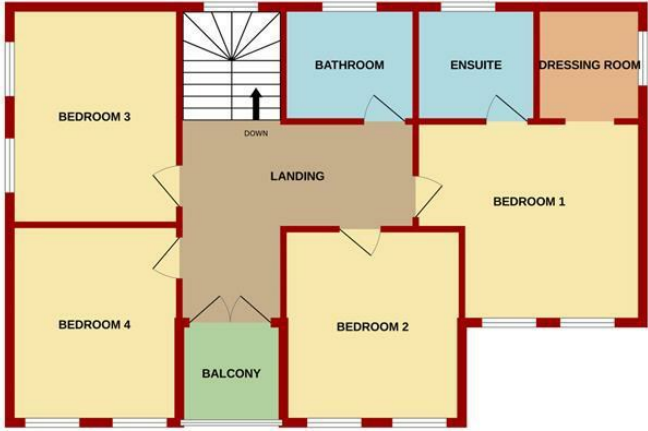
BASEMENT



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		77	81

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	





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