



Majolie Spout Lane
Drybrook GL17 9AW

SG | **STEVE GOOCH**
ESTATE AGENTS | EST 1985

Majolie Spout Lane

Drybrook GL17 9AW

Guide Price £290,000

We are delighted to present this BEAUTIFULLY MAINTAINED TWO-BEDROOM DETACHED COTTAGE, set in an ELEVATED POSITION with BREATHTAKING COUNTRYSIDE VIEWS. Ideally LOCATED ON THE EDGE OF DRYBROOK, this charming home features a SPACIOUS 20FT LOUNGE/DINER, OFF-ROAD PARKING, and a VIBRANT TIERED GARDEN WITH PRIVATE SEATING AREAS—perfect for relaxing and enjoying the stunning scenery.

The accommodation briefly comprises a FRONT PORCH, KITCHEN and LOUNGE/DINER on the ground floor with TWO BEDROOMS and a SHOWER ROOM on the first floor. The property IS OIL CENTRALLY HEATED and DOUBLE GLAZED.

Drybrook 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 about 3 miles west of the town of Cinderford.

The village offers a peaceful and rural atmosphere, making it an ideal location for those seeking a quieter lifestyle. The surrounding forest and woodlands provide opportunities for walking, cycling, and exploring nature. The village is located near the start of the famous Wysis Way long-distance footpath, which offers scenic views and connects to other parts of the Forest of Dean.

The village has a strong community spirit and a range of amenities to serve its residents. These include a primary school, a village hall, a post office, and a local shop. Sports enthusiasts can enjoy the local rugby club, which has a strong presence in the village and actively engages in the community.



PORCH

Tiled floor, double glazed upvc door leads into;

KITCHEN

15'11 x 19'11 (4.85m x 6.07m)

Shaker style base units with wood block worktops, Belfast style sink, space for an electric cooker with extractor hood above, space and plumbing for a washing machine and fridge/freezer. Useful larder cupboard, radiator, tiled floor, two front aspect windows, thumb-latch door leads into;

LOUNGE/DINER

20'00 x 10'00 (6.10m x 3.05m)

Feature original inglenook fireplace with multi fuel burning stove on a stone hearth, radiators, exposed wooden floorboards, stairs leading to the first floor landing, front aspect French doors and window.

LANDING

With ideal study space, exposed wooden floorboards, airing cupboard, front and rear aspect windows, thumb-latch doors lead off to the two bedrooms and shower room.

BEDROOM ONE

10'06 x 10'05 (3.20m x 3.18m)

Loft access, built in wardrobe, radiator, front aspect window.

BEDROOM TWO

9'11 x 8'09 (3.02m x 2.67m)

Radiator, exposed wooden floorboards, loft access, front aspect window.

SHOWER ROOM

7'00 x 7'06 (2.13m x 2.29m)

Mains fed shower cubicle with pvc board surround, low level w.c, pedestal washbasin, radiator, heated towel rail, extractor, front aspect window.





OUTSIDE

Access to the property is through a wooden five-bar gate, leading to a private parking area suitable for one vehicle. The low-maintenance front garden is attractively laid with gravel and features a selection of plants and shrubs. To the side, there is a practical brick-built shed along with the oil tank, while the boiler is discreetly positioned at the rear of the property.

From the parking area, steps descend to a lower terrace garden, currently used as a productive vegetable patch.

DIRECTIONS

From the Mitcheldean office proceed up the Stenders Road in the direction of Drybrook. Upon entering the High Street in Drybrook, continue to the end of the road and turn left at the crossroads junction on to Drybrook Road. Proceed along to the end of the road and turn right on to Morse Road in the direction of Ruardean. Continue along for a short distance, then turn left on to The Hollow then immediately right on to Spout Lane where the property can then be found after a short distance after the width restriction on the left hand side.

SERVICES

Mains water, drainage, electricity. 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.

WATER RATES

Severn Trent Water

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.

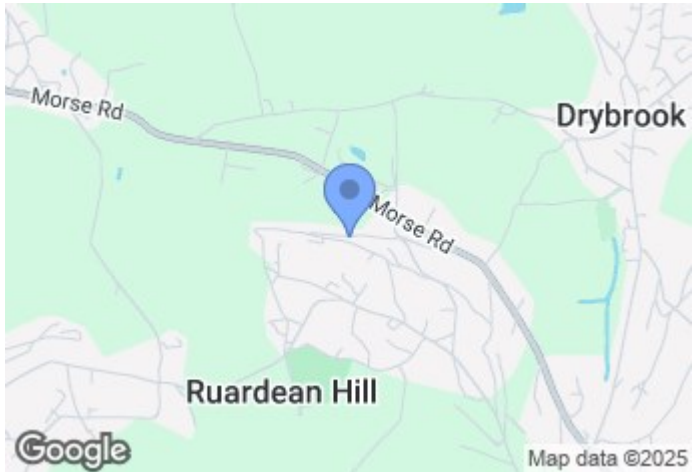
PROPERTY SURVEYS

Qualified Chartered Surveyors available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

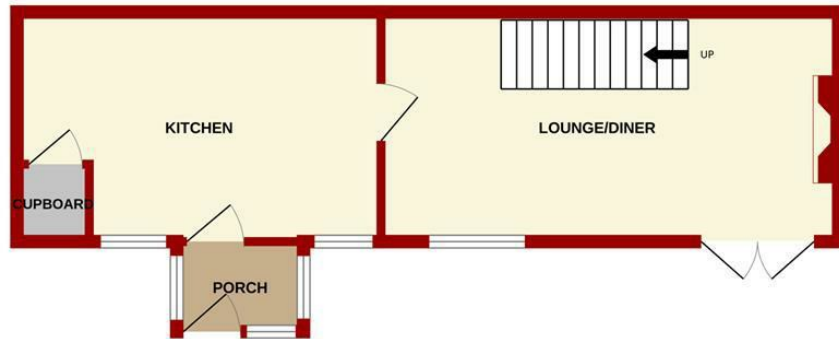
MONEY LAUNDERING REGULATIONS

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)

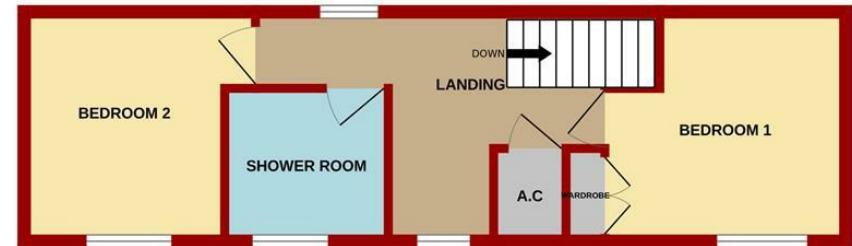




GROUND FLOOR



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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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
Very energy efficient - lower running costs			
(92 plus) A			82
(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	

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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