



Highclare Hawsley
Lydbrook GL17 9SR



STEVE GOOCH
ESTATE AGENTS | EST 1985

Highclare Hawsley

Lydbrook GL17 9SR

Guide Price £460,000

Highclare is a BEAUTIFULLY PRESENTED THREE BEDROOM (POTENTIAL FOUR BED), TWO RECEPTION, TWO BATHROOM DETACHED RESIDENCE located in a PEACEFUL ELEVATED POSITION on the edge of Lydbrook SURROUNDED BY WOODLAND. This much loved property offers OVER 1,600SQ.FT OF FLEXIBLE ACCOMMODATION including a PRINCIPAL BEDROOM WITH DRESSING AREA and WALK-IN WARDROBE and COULD BE CONVERTED BACK INTO FOUR BEDROOMS as the current owners converted the fourth bedroom into a utility room. There is DRIVEWAY PARKING FOR TWO/THREE VEHICLES and COLOURFUL PRIVATE MATURE GARDENS WITH VEGETABLE PATCH AND SUMMER HOUSE that enjoy a great degree of sun.

The accommodation comprises ENTRANCE HALL, LIVING ROOM, SNUG, KITCHEN/DINER, BEDROOM TWO, UTILITY ROOM and FAMILY BATHROOM on the ground floor with BEDROOM ONE, BEDROOM THREE and a SHOWER ROOM on the first floor. The property is OIL CENTRALLY HEATED and DOUBLE GLAZED.

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.





A front aspect upvc door leads into;

ENTRANCE HALL

A warm and inviting space providing access to bedroom two, kitchen/diner, family bathroom and utility room. Stairs lead to the first floor with storage cupboard below, radiator.

BEDROOM TWO

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

Front aspect bay window overlooking the front garden and adjacent woodland, radiator.

UTILITY ROOM

9'11 x 7'09 (3.02m x 2.36m)

Formerly the fourth bedroom and could easily be converted back if required. Fitted laminate worktop base mounted cupboards, space below for a washing machine, further space for a fridge/freezer, tumble dryer, radiator, rear aspect window.

KITCHEN/DINER

26'03 x 9'08 (8.00m x 2.95m)

A great space for entertaining or for the family to gather, with the kitchen comprising a range of modern wall and base level units with quartz effect laminate worktops and tiled splash-backs, kitchen island, inset 1.5 bowl sink unit with drainer, electric range cooker, space for a fridge/freezer. Pantry cupboard, Worcester oil-fired combi boiler, radiators. There is ample space for a large dining table, side and rear aspect windows overlook the garden. Doors lead off to the living room and snug.

SNUG

9'10 x 9'04 (3.00m x 2.84m)

A cosy room with front aspect bay window overlooking the front garden, radiator.

LOUNGE

16'11 x 11'07 (5.16m x 3.53m)

Feature fireplace with wood burning stove set on a tiled hearth, radiators, laminate wood effect flooring, French doors lead out to the front garden, side aspect windows.

LANDING

Loft access, front aspect skylight, doors lead off to bedrooms one and three and the shower room.



BEDROOM ONE

23'00 x 14'09 (7.01m x 4.50m)

The suite comprises a dressing area with vanity washbasin unit, there is a large walk-in wardrobe, radiators, triple aspect windows overlook the garden.

BEDROOM THREE

12'06 x 11'07 (3.81m x 3.53m)

Radiator, dual aspect windows.

SHOWER ROOM

8'10 x 5'04 (2.69m x 1.63m)

Walk-in shower cubicle with electric shower and tiled surround, low level w.c, vanity washbasin unit, heated towel rail, obscured rear aspect window.

OUTSIDE

The property is accessed via a forestry track and features driveway parking for two vehicles, with gated access to an additional parking space. The front garden offers a spacious, private patio with a woodland outlook, complemented by attractive flower beds. Side access on both sides of the property leads to a mature rear garden, which includes a well-maintained lawn, a summer house, a vegetable patch, vibrant flower beds, and a variety of shrubs and trees. Sheds and greenhouses are also in place, providing excellent storage and gardening facilities.

SERVICES

Mains water, electricity. Septic Tank. Oil

DIRECTIONS

What3Words- scorch.browser.reliving- 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, then continue along this road for 1-1.5 miles entering Joys Green. After a short distance, take the left turn signposted Hawsley and continue up the hill, then take the first left as indicated by the directional board, and bear left again onto the Forestry track where the property can be found on the right.

WATER RATES

Severn Trent Water Authority

LOCAL AUTHORITY

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

TENURE

Freehold







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)

AGENTS NOTE

The property is approached via a Forestry track.

VIEWINGS

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

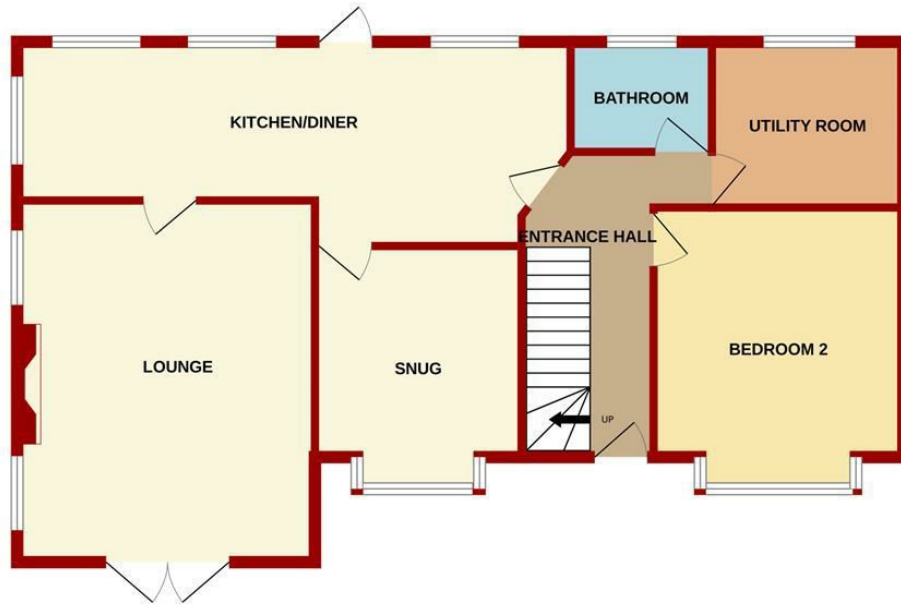
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).







GROUND FLOOR



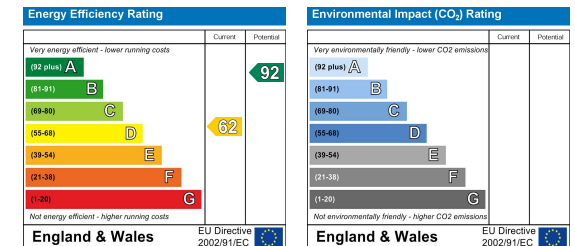
1ST FLOOR



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.
Made with Metropix ©2025

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

Residential Sales | Residential Lettings | Auctions | Surveys