



Beeches Cottage Camomile Green
Lydbrook GL17 9LN



STEVE GOOCH
ESTATE AGENTS | EST 1985

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£525,000

Steve Gooch Estate Agents are delighted to offer for sale this **THREE BEDROOM DETACHED FOREST COTTAGE**, SET WITHIN GROUNDS OF APPROXIMATELY 1.3 ACRES. The property boasts a **WEALTH OF CHARACTER AND CHARM**, featuring **FLAGSTONE FLOORING**, **FIREPLACES WITH MULTI-FUEL STOVES**, and enjoys the benefit of **DOUBLE GLAZING** and **CENTRAL HEATING**. Externally, there is **AMPLE OFF-ROAD PARKING**, an **ENCLOSED PADDOCK** with **TWO ACCESS POINTS**, **GENEROUS ENTERTAINING AND SEATING AREAS**, all **SURROUNDED BY WOODLAND** WITH **FAR-REACHING RURAL VIEWS**.

The accommodation comprises an **OAK AND BRICK CONSTRUCTED PORCH** leading into the home, with a **DINING ROOM**, **LIVING ROOM**, **KITCHEN**, and **BATHROOM** on the ground floor. To the first floor are **THREE BEDROOMS**, including an **EN-SUITE TO THE PRINCIPAL BEDROOM**.

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 7 miles (11 kms) south of the market town of Ross-on-Wye.

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.

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. The village hosts various events throughout the year, including festivals and community gatherings.



The property is approached via an oak-framed porch set on reclaimed brickwork with paved flooring. The entrance is enhanced by outside lighting and a security camera, leading to the front door which features an obscure glazed panel inset. From here, access is provided into the:

DINING ROOM

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

Lovely open fireplace with stone lintel above, inset wood burning stove and slate heart, alcoves to either side with wall light points, flagstone flooring, ceiling light, central heating thermostat timer controls, power points, stairs leading to the first floor, understairs storage area, front aspect sealed unit double glazed window overlooking the front garden, solid timber door giving access into the:



KITCHEN

11'06 x 7'11 (3.51m x 2.41m)

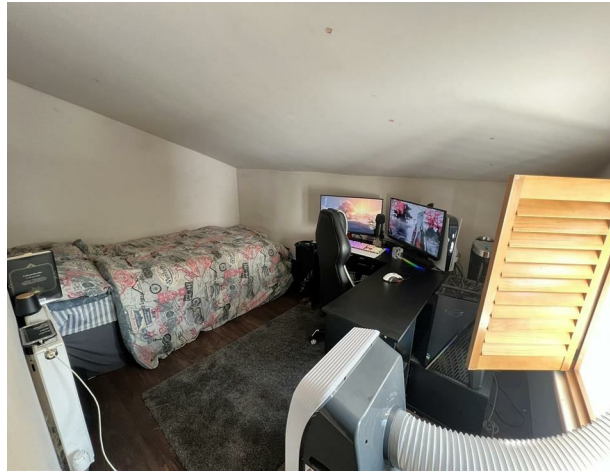
One and a half bowl single drainer stainless steel sink unit with monobloc mixer tap over, rolled edge worktops, range of base and wall mounted units, three wall mounted cupboards, tiled surround, power points, built-in four ring electric hob, electric oven beneath, space for undercounter fridge and freezer, space for slimline dishwasher, large opening suitable for an American style fridge/freezer, wood effect vinyl flooring, single radiator, directional ceiling spots, extractor hood, side aspect upvc double glazed window overlooking the side garden, obscure glazed panel door leading onto the side garden, solid timber door gives access into the:

BATHROOM

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

White suite with modern P shaped bath, taps over, mains fed shower, curved shower screen, tiled surround, close coupled w.c, pedestal wash hand basin with monobloc mixer tap over, tiled splashback, corner cupboard with slatted shelving and housing the domestic washing machine, ceiling light, access to roof space, radiator, side aspect obscure double glazed window, continuation of the wood effect vinyl flooring.





LOUNGE

13'03 x 11'10 (4.04m x 3.61m)

Ceiling light, wall light point, multi-fuel stove, polished slate hearth, tiled flooring, radiator, telephone point, power points, tv point, front aspect sealed unit double glazed window overlooking the front garden with views towards forest and woodland.

Stairs lead up to the first floor:

LANDING

Solid timber doors leading into:

BEDROOM ONE

11'10 x 10'01 opening to 13'04 (3.61m x 3.07m opening to 4.06m)

Access to roof space, ceiling light, curved edge ceilings, power point, radiator, front aspect sealed unit double glazed window overlooking the front garden with views towards forest and woodland in the distance, solid timber door giving access into:

EN-SUITE

Close coupled w.c, pedestal wash hand basin with mixer tap, tiled splashback, large single shower cubicle with wet board surround, mains fed shower, wall mounted heated towel radiator, extractor fan, ceiling light.

BEDROOM TWO

11'09 x 9'03 (3.58m x 2.82m)

Access to roof space, two ceiling lights, single radiator, power points, over stairs alcove, front aspect sealed unit double glazed window with views towards woodland in the distance

BEDROOM THREE

11'11 x 7'10 (3.63m x 2.39m)

Sloping ceiling, wall light point, single radiator, wood effect laminate flooring, power points, side aspect upvc double glazed window overlooking the rear garden with views towards forest and woodland.

PARKING

The property is approached via a pair of wooden gates opening onto a concrete driveway and parking area with space for 8–10 vehicles.

OUTSIDE

The driveway is flanked by flower borders, shrubs, bushes, and trees, with a large pond providing an attractive focal point.

From here, gated access leads to a paddock, set on sloping ground and enclosed by fencing and hedging. Steps and a gateway connect to a lower paddock, which includes a shed and workshop, along with further vehicle access from the bottom.

Additional features include outside lighting, a security camera, and an alarm system. A further pair of wooden gates provide access to additional driveway parking at the front of the property.

To the side, a decking area enclosed by large gabion walls creates an ideal space for entertaining. The garden is mainly laid to lawn, enclosed by fencing and hedging, with the benefit of outside power points. The property is served by an oil-fired central heating and domestic hot water boiler.

DIRECTIONS

From the Mitcheldean office, proceed down to the mini roundabout, turning right onto the A4136. Proceed up over Plump Hill and upon reaching the traffic lights at Nailbridge, continue straight over signposted to Coleford. Continue along, taking the turning right at the Myrestock crossroads, signposted to Lydbrook. Proceed towards the village centre, passing a small industrial estate on the left hand side. The road will bear to the left, then to the right. Just after here on the left hand side, a turning will be signposted to Camomile Green. Turn left and as you reach the hairpin, take a small turning to the right where the property can be found after a short distance on the right hand side.

SERVICES

Mains water, electricity. Septic tank. 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 Authority. Rate TBC.

TENURE

Freehold

LOCAL AUTHORITY

Council Tax Band: B

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

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)

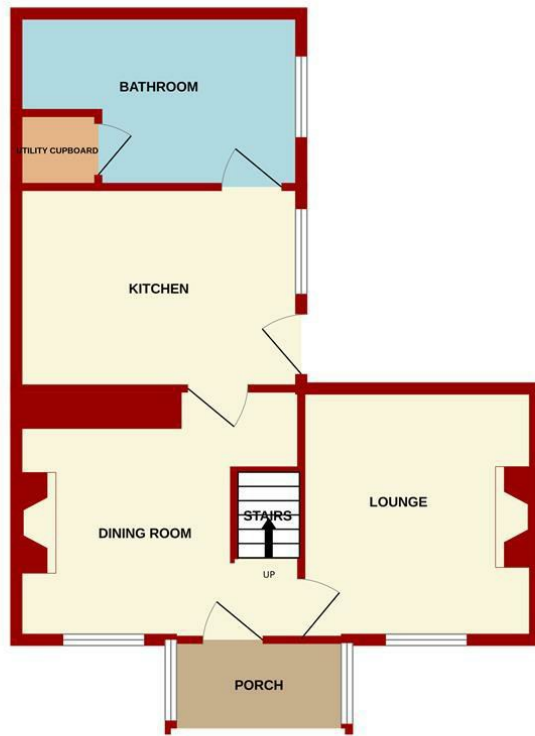
VIEWING

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/Full Structural Surveys).

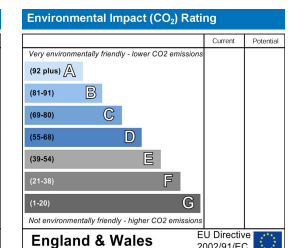
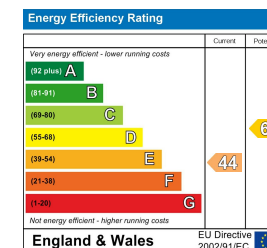




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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