



The Shires Church Walk
Viney Hill, Lydney GL15 4NY



STEVE GOOCH
ESTATE AGENTS | EST 1985

£650,000

THREE DOUBLE BEDROOM DETACHED COTTAGE, BURSTING WITH CHARACTER, DATING BACK TO 1840 AND BEING SITUATED DOWN A QUIET COUNTRY LANE, HAVING GARDENS AND GROUNDS MEASURING THREE QUARTERS OF AN ACRE AND A SHOW STOPPING FEATURE POND.

Viney Hill, in The Forest Of Dean. Nearby, Lydney, which has existed since Roman times, covers approximately eight square miles of Gloucestershire between the Forest of Dean and the River Severn. The town itself stands on the Gloucester to Chepstow main A48 road and extends south-east down to Lydney Harbour, crossing the Gloucester to Cardiff railway line.

Lydney is a busy industrial centre, with a wide range of business activities, made possible by its easy access to several radiating motorways and the Severn Bridge.

The town has a range of amenities to include shops, post office, banks, supermarkets, service station, health centre, local hospital and sport centre. Lydney is fortunate to have four schools within its bounds (Whitecross School (comprehensive secondary school), Lydney C. Of E. Primary School, Primrose Hill County Primary School and Severnbanks Primary School.





Accessed via a partly double glazed UPVC door into:

KITCHEN

22'03 x 6'04 (6.78m x 1.93m)

Tiled flooring, range of base, wall and drawer mounted units, rolled edge workshops, space for range cooker with an extractor fan above with tiles behind, single bowl single drainer stainless steel sink unit with mixer tap above, space for fridge freezer, space and plumbing for washing machine, radiator, power points, appliance points, part tiled walls, high vaulted ceiling with character beams, two front aspect double glazed UPVC window, internal window which looks into the rear hallway. Door through into:

LOUNGE

16'06 x 18'11 (5.03m x 5.77m)

Feature brick open fireplace, radiators, power points, TV point, character beams, front, side and rear aspect double glazed UPVC windows.

From the kitchen, a stable door giving access into:

DINING ROOM

10'07 x 18'04 (3.23m x 5.59m)

Tiled flooring, radiator, power points, feature stone fireplace with solid wooden mantel and a stone hearth with an inset log burner, under stairs storage cupboard, stairs which lead up to the first floor landing. Thumb latch door leading into:

REAR HALLWAY

Tiled flooring, door into a cupboard which houses a recently fitted Worcester combi boiler. Door through into:

SHOWER ROOM

5'11 x 8'00 (1.80m x 2.44m)

Walk in off the mains double shower, vanity wash hand basin, W.C., radiator, front aspect double glazed UPVC frosted window.

From the rear hallway, door into:

CLOAKROOM

4'11 x 8'01 (1.50m x 2.46m)

W.C., vanity wash hand basin and radiator.

From the Dining Room, stairs which lead up to:

LANDING

Rear aspect double glazed UPVC window, radiator, door into:

BEDROOM ONE

17'00 x 11'09 (5.18m x 3.58m)

Radiator, power points, front and rear aspect double glazed UPVC windows. Large room with scope to fit either a dressing room or an ensuite.

From the landing, door into:

BEDROOM TWO

9'09 x 8'00 (2.97m x 2.44m)

Radiator, power point, front aspect double glazed UPVC window.

From the landing, door into:

BEDROOM THREE

10'00 x 8'00 (3.05m x 2.44m)

Radiator, power points, access to loft space, front aspect double glazed UPVC window.

OUTSIDE

As you approach, a gated driveway welcomes you, providing ample off-road parking for numerous cars. Beyond the driveway, you'll find both a garage and a shed, offering plenty of storage space.

The current owners have cherished this home for 45 years, and their dedication to the property is evident in the meticulously maintained garden, which stands as their pride and joy. At the heart of this garden is a large pond with a captivating waterfall feature, creating a serene and picturesque backdrop.

Looking over the pond, a charming stone open-fronted building provides the perfect spot to relax and take in the tranquil views. The rest of the garden is predominantly laid to lawn, punctuated by various seating areas where you can enjoy the peaceful surroundings. Mature trees offer both shade and beauty, while well-stocked flower borders add bursts of color throughout the seasons.

This garden oasis is completely private, offering a retreat from the hustle and bustle of daily life. Whether you're looking for a place to entertain or simply to relax, this property promises an outdoor experience like no other.

SERVICES

Mains water, mains electricity mains drainage and LPG.

WATER RATES

Severn Trent - to be advised.

LOCAL AUTHORITY

Council Tax Band: D
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 Coleford, proceed straight over onto Gloucester Road turning right onto Bakers Hill, proceed along for approximately 2.5 miles turning right at the crossroads onto New Road, continue along for approx. 3.2 miles turning right onto Fancy Road, left onto New Road and left onto Yorkley Road. Continue out of the village of Yorkley in to the village of Viney Hill, proceed into the village turning right on to Church Walk where the property can be found on the right hand side via our for sale board.

PROPERTY SURVEYS

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

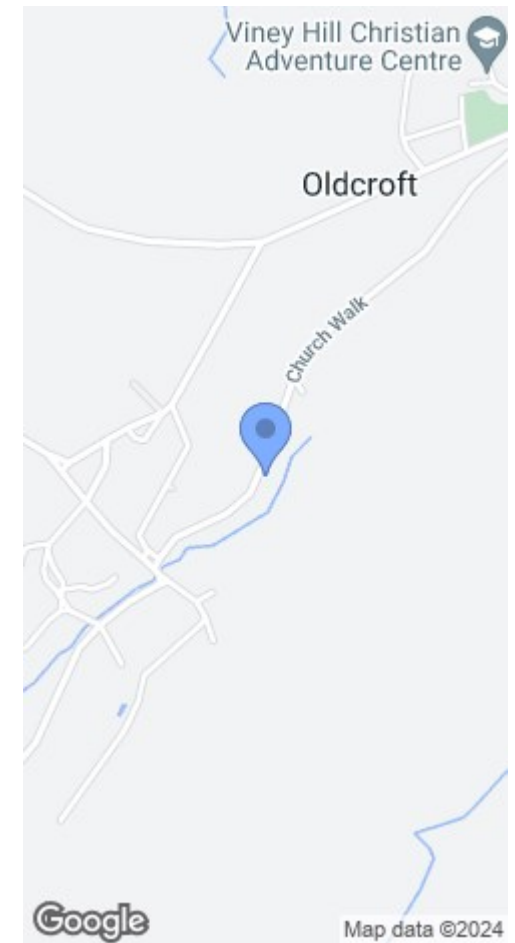
AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.





Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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		

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



1 High Street, Coleford, Gloucestershire. GL16 8HA | (01594) 835566 | coleford@stevegooch.co.uk | www.stevegooch.co.uk

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