



6 Old Furnace Close
Lydney GL15 5FB

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

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£485,000

A DECEPTIVELY SPACIOUS 6-BEDROOM, 3-BATHROOM FAMILY HOME offering over 2,100 SQ FT of versatile living across THREE FLOORS - set on a generous CORNER PLOT with OPEN VIEWS, just moments from LYDNEY TOWN CENTRE.

A DECEPTIVELY SPACIOUS 6-BEDROOM, 3-BATHROOM FAMILY HOME offering over 2,100 SQ FT of versatile living across THREE FLOORS - set on a generous CORNER PLOT with OPEN VIEWS, just moments from LYDNEY TOWN CENTRE.

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, two large supermarkets, service station, health centre and sport centre. Lydney is fortunate to have four schools within its bounds Dean Academy (comprehensive secondary school), Lydney C. Of E. Primary School, Primrose Hill County Primary School and Severnbanks Primary School.





Property is accessed via double glazed upvc door into:

ENRANCE HALLWAY

6'11 x 18'00 (2.11m x 5.49m)

Wood effect flooring, radiator, power points, front aspect double glazed upvc frosted window, stairs leading up to first floor landing, door leading into:

LOUNGE

11'08 x 20'00 (3.56m x 6.10m)

Wood effect flooring, feature fireplace, radiator, power points, coving, front aspect double glazed upvc bay fronted window, double doors leading into:

KITCHEN/ DINER

18'10 x 11'01 (5.74m x 3.38m)

Range of wall, drawer and base mounted units, rolled edge worktops, space for a range cooker with extractor fan above, space for dishwasher, space for fridge/freezer, central breakfast island, wood effect flooring, power points, appliance points, part tiled walls, rear aspect double glazed upvc window, rear aspect double glazed upvc double doors leading into:

CONSERVATORY

19'02 x 12'09 (5.84m x 3.89m)

Wood effect flooring, electric panelled heater, feature fireplace, power points, side and rear aspect double glazed upvc windows, side aspect double glazed upvc doors out to the garden.

From the entrance hallway, door leading into:

UTILITY ROOM

8'01 x 14'09 (2.46m x 4.50m)

Wood effect flooring, radiator, worktop with space for an under counter fridge or freezer, space and plumbing for washing machine and tumble drier, wall mounted combi gas fired boiler, rear aspect double glazed upvc window and door leading out to the garden, door leading into the garage, door leading into:

SHOWER ROOM

4'04 x 6'11 (1.32m x 2.11m)

Shower unit with shower off the mains over, vanity wash hand basin unit with tap above, w.c, radiator, tiled walls.



FIRST FLOOR LANDING

Power points, stairs leading up to the second floor, door leading into:

BEDROOM TWO

11'11 x 12'11 (3.63m x 3.94m)

Front aspect double glazed upvc window, radiator, power points, wood effect flooring, coving, built in wardrobe and cupboards, wooden thumb latch door leading into:

EN-SUITE

8'08 x 3'10 (2.64m x 1.17m)

Shower cubicle with shower off the mains, w/c, wash hand basin, tiled walls, front aspect double glazed upvc frosted window.

From the landing, door leading into:

BEDROOM THREE

10'01 x 11'01 (3.07m x 3.38m)

Rear aspect double glazed upvc window, radiator, power points, built in wardrobe and cupboards.

From the landing, door leading into:

BEDROOM FOUR

8'06 x 11'01 (2.59m x 3.38m)

Rear aspect double glazed upvc window, radiator, power points, coving.

From the landing, door leading into:

BEDROOM FIVE

8'01 x 9'09 (2.46m x 2.97m)

Front aspect double glazed upvc window, radiator, power points, eave storage.

From the landing, door leading into:

BEDROOM SIX

8'01 x 10'05 (2.46m x 3.18m)

Velux roof light, radiator, power points, eave storage.

From the landing, door leading into:

BATHROOM

6'05 x 6'06 (1.96m x 1.98m)

Free standing bath, w/c, vanity wash hand basin with storage beneath, tiled walls, radiator, side aspect double glazed upvc frosted window.

From the first floor landing, stairs leading up to second floor landing:

SECOND FLOOR LANDING

Side aspect double glazed upvc window, door leading into:







BEDROOM ONE

15'07 x 14'07 (4.75m x 4.45m)

Side aspect double glazed upvc window, power points, eave storage.

GARAGE

8'02 x 17'01 (2.49m x 5.21m)

Accessed via an up and over door, has power and lighting.

OUTSIDE

To the front of the property there is a driveway with off-road parking for five cars, this leads to the garage, a pathway which leads around to gated access to the rear garden.

REAR GARDEN

The rear garden, beautifully landscaped and south-facing, offers a variety of inviting spaces to relax and entertain. At its heart is a charming covered pergola, sheltering a stylish decked seating area - the perfect spot for long summer evenings. This space flows seamlessly onto a second decked area, ideal for hosting BBQs and gatherings. Beyond, a picturesque bridge crosses a serene water feature, leading down to a peaceful pond.

To the side, a neat, lawned area provides even more versatility, while the main south-facing lawn at the rear backs directly onto open playing fields, enhancing the sense of space and freedom. A delightful summerhouse offers additional outdoor living potential, complemented by two further patio seating areas for chasing the sun throughout the day. The garden is fully enclosed by a combination of fencing and a charming low stone wall at the rear, allowing for uninterrupted views over the playing fields and the rolling countryside beyond - a truly wonderful setting for enjoying every season.

SERVICES

Mains Gas, Water, Drainage, Electricity.

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

TENURE

Freehold.





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.

DIRECTIONS

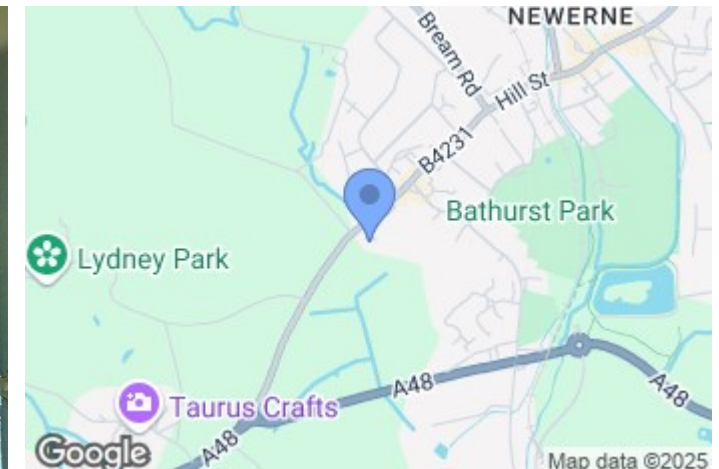
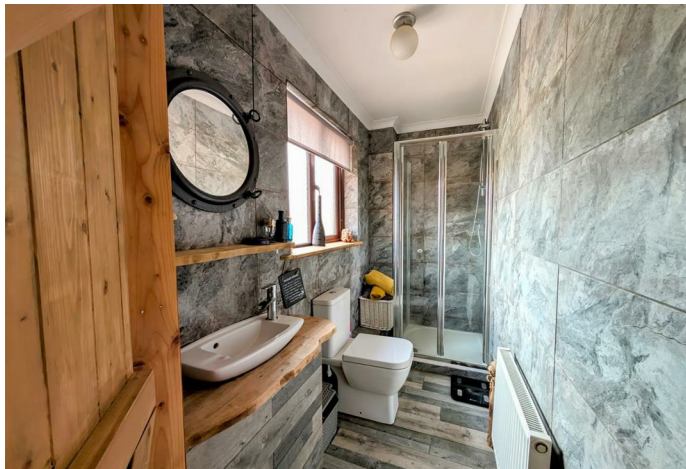
From Coleford town centre, turn right at the traffic lights signposted Lydney. Continue along going straight over at the next set of traffic lights. Continue along this road until you reach the turning signposted Bream. Continue along Bream Avenue and into Bream and keep heading towards signposted Lydney onto Bream Road. Once you arrive into Lydney town, take a right at the junction onto Lydney High Street and continue along until reaching the left hand turning for Old Furnace Close where you will turn left and then immediately right. Turn left again and the property can be found in the right corner.

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.









TOTAL FLOOR AREA : 2168 sq.ft. (201.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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			
(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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