



The Ferns Pastors Hill
Lydney GL15 6NA



STEVE GOOCH
ESTATE AGENTS | EST 1985

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£550,000

Tucked away on a generous THIRD-OF-AN-ACRE PLOT in the sought-after village of BREAM, this striking FOUR-BEDROOM DETACHED HOME offers SPACE, STYLE, and MODERN EFFICIENCY in equal measure.

Built in 2021 and IMMACULATELY PRESENTED throughout, the property features TWO EN-SUITE BEDROOMS, UNDERFLOOR HEATING powered by an AIR SOURCE HEAT PUMP, AMPLE OFF-ROAD PARKING, a DETACHED GARAGE, and BEAUTIFULLY LANDSCAPED GARDENS — all just minutes from WOODLAND WALKS and LOCAL AMENITIES.

The village of Bream has a number of amenities including Shops, Post Office, Library, Chemist, Doctors Surgery, Primary School, Public House, Coffee Shop, Garage, Dog Groomers, Beauty Salon and Church.

The nearby market town of Coleford approximately 3½ miles away provide further facilities including secondary education, supermarkets, service stations and cinema. The market town of Lydney is approximately 2½ miles from Bream and has a comprehensive range of facilities.





Property is accessed via a part glazed upvc door leading into:

ENTRANCE HALLWAY

Power points, stairs leading to first floor landing, inset ceiling spotlights, part glazed door leading into:

KITCHEN/ DINER

Spacious kitchen/ diner. Front and side aspect double glazed upvc window. Rear aspect double glazed upvc double doors leading out to the patio area. Range of wall, drawer and base mounted units, integrated appliances to include a double oven, four ring gas hob with extractor fan above, one and half bowl single drainer sink unit with a stainless steel butlers tap above, space and plumbing for dish washer, space for American style fridge/ freezer, larder cupboard, inset ceiling spotlights, tv point, power points, space for dining table and chairs, part glazed door leading into:



UTILITY ROOM

Range of base and wall mounted units, single bowl single drainer stainless steel sink unit, space and plumbing for washing machine, space for tumble drier, inset ceiling spotlights, power points, rear aspect double glazed upvc window, double glazed upvc door out to the patio area.

SHOWER ROOM

Wet room - fully tiled with a mains rainfall shower overhead, wall mounted wash hand basin, low level WC, inset ceiling spotlights, extractor fan.

LOUNGE

Media wall with alcove for a television, built in modern electric fireplace below, power points, inset ceiling spotlights, front and side aspect double glazed upvc windows, rear aspect double glazed upvc double doors leading out to the garden, door giving access into under stairs storage cupboard which houses the hot water tank, automatic lighting, manifolds for underfloor heating as well as providing useful storage space.

From the entrance hall, stairs leading up to the first floor landing.

FIRST FLOOR LANDING

Power points, inset ceiling spotlights, lightwell providing natural light into the space, door giving access into all rooms.



BEDROOM ONE

Power points, tv point, inset ceiling spotlights, built in wardrobes, front and side aspect double glazed upvc windows. Door giving access into:

EN-SUITE

Shower off the mains enclosed by tiling, vanity wash hand basin, WC, heated towel rail, inset ceiling spotlights, extractor fan, fully tiled flooring and walls.

BEDROOM TWO

Power points, TV point, built in wardrobes, front and side aspect double glazed upvc windows, door leading into:

EN-SUITE

Fully tiled, off the mains rainfall shower, vanity wash hand basin, low level WC, heated towel rail, inset ceiling spotlights, extractor fan.

BEDROOM THREE

Power points, TV point, inset ceiling spotlights, rear aspect double glazed upvc window.

BEDROOM FOUR

Power points, access to loft space which has a drop down ladder, inset ceiling spotlights, rear aspect double glazed upvc window.

BATHROOM

Fully tiled, 'P' shape bath with an electric shower over, WC, vanity wash hand basin, heated towel rail, inset ceiling spotlights, extractor fan, Fakro roof light.

OUTSIDE

The property is accessed via electric double gates opening onto a spacious block-paved driveway with off-road parking for multiple vehicles, alongside a pedestrian gate for easy access to the front. A detached garage sits at the front with a discreet bin store to the side.

DETACHED GARAGE

Power and lighting.







A pathway leads directly to the front door, with a lawned side area and paths running either side of the house.

The beautifully landscaped front garden features outside tap, power points, and a charming sandstone path then around the property to the rear to a private Indian sandstone patio. This south-west facing space is ideal for outdoor dining, with direct access from the kitchen/diner via double doors.

To the rear, double gates open into a terraced garden with a pathway to a shed and an additional storage area.

The upper garden has been thoughtfully left as a natural wildlife space, featuring a path that meanders up the garden to a secluded top terrace, surrounded by mature trees and shrubs. A large decked area provides a peaceful entertaining spot, with excellent potential for a future summerhouse.

SERVICES

Mains water, drainage and electricity. Air source heat pump and under floor heating.

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.

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

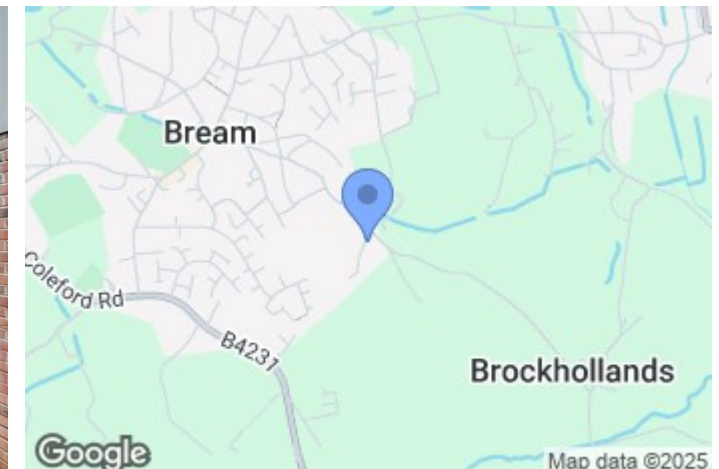
From Coleford, turn right at the traffic lights signposted Lydney/Chepstow. Once reaching the next set of traffic lights, proceed straight over and continue along for approximately 2 miles bearing left signposted Bream. Proceed along this road for approximately two miles until entering the village of Bream, turn right onto Brockhollands Road and proceed along and turn right up Pastors Hill where the property can be found on the right hand side.

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

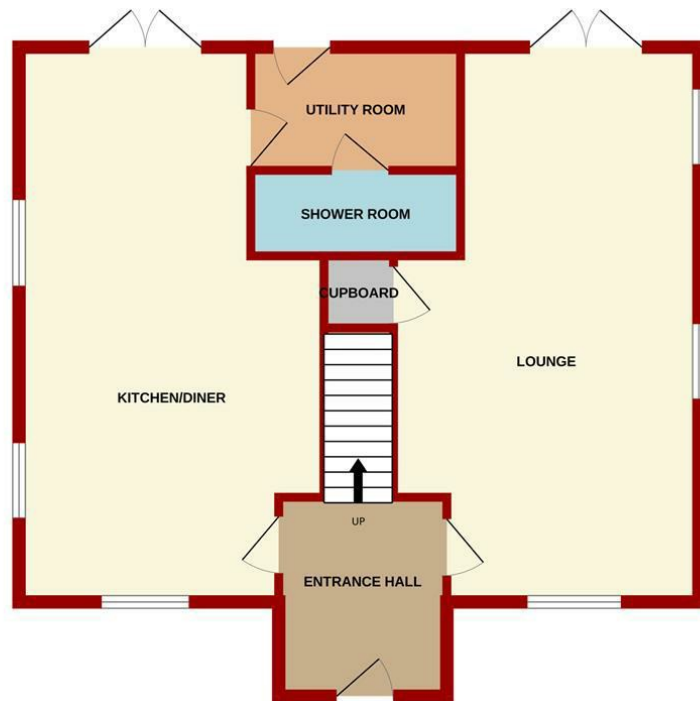
These details are yet to be approved by the vendor. Please contact the office for verified details.



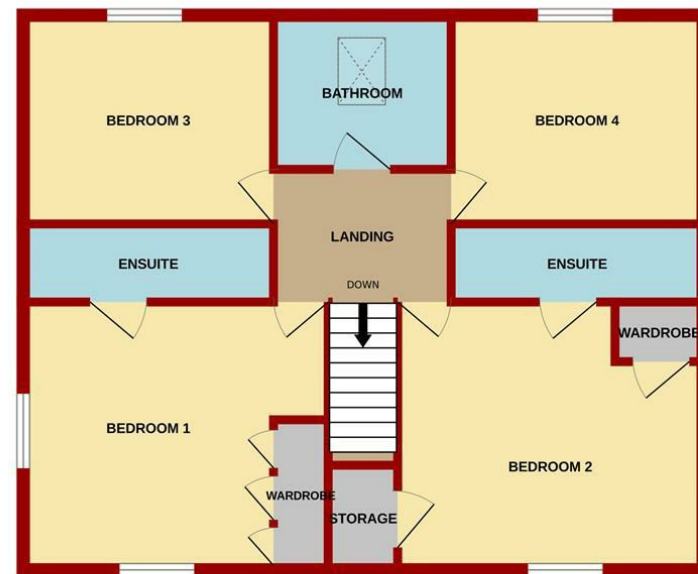




GROUND FLOOR
763 sq.ft. (70.9 sq.m.) approx.



1ST FLOOR
732 sq.ft. (68.0 sq.m.) approx.



TOTAL FLOOR AREA : 1495 sq.ft. (138.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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.

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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