



**Jessamine Cottage Church Hill, Lydbrook GL17 9SN**

**£599,950**



## Jessamine Cottage Church Hill, Lydbrook GL17 9SN

- Immaculately presented three bedroom detached cottage
- Approaching three quarters of an acre plot
- Recently renovated throughout
- Envious views across the Forest of Dean
- Ample off road parking and detached double tandem garage
- Planning permission granted to further extend
- Tax band B
- EPC E46
- Freehold

**£599,950**

### Kitchen

Recently installed kitchen with Labrador granite work surface and Belfast sink with mixer tap. Ample storage in a range of floor and eye level units alongside integrated appliances to include undercounter fridge, dishwasher and electric oven with five ring gas hob. Exposed stone wall, window to front aspect and stable door to outside.

### Utility

Additional storage alongside plumbing for washing machines and tumble dryer.

### Bathroom

Newly fitted bathroom to include, double length shower cubicle with rainfall shower and glass screen, roll top bath with free standing mixer tap, WC and vanity unit with storage. Navy teal tiles, frosted window to front aspect and underfloor heating.

### Living Dining Room

Generously sized area with karndean flooring, exposed stone wall and feature multifuel fireplace. Stairs leading to first floor and French doors opening into the conservatory. Understairs storage.

### Conservatory

Envious views over garden and across the Forest of Dean. French doors to outside.

### Master Bedroom

Window to front aspect.

### Ensuite

White suite to include WC, wash hand basin and shower cubicle with rainfall shower. Frosted window to side aspect.

### Second Bedroom

Generous size, window to front aspect.

### Third Bedroom

Carpeted, over stairs storage cupboard and window overlooking the garden.



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## Outside

Currently separated into two sections, the outside space has been split into a garden and paddock offering a combined plot size of approximately three quarters of an acre. The garden benefits from a mixture of lawned and patio areas accompanied by a variety of mature trees, flowers and hedgerows as well as pond and vegetable patch. The paddock is mainly grassed with a variety of mature trees and hedge row borders.

The property provides two parking areas, a gravelled driveway to the front allowing parking for multiple vehicles and an additional driveway at the top which is accessed via a metal gate before leading into the paddock and garage.

## Tandem Garage

Generously sized tandem garage with power and lighting. Inspection pit and alarmed. Windows to side aspect overlooking the paddock.

## Workshop

Located at the rear of the garage. Power and lighting. Window to side aspect.

## Location

Situated approximately 7 miles from the traditional market town of Ross-on-Wye, the village of Lydbrook is positioned on

the edge of the Wye Valley AONB with good access to Gloucester, Hereford and Bristol. Lydbrook is a lovely village with a range of amenities to include; village shop with post office, two public houses, two churches, primary school, doctors surgery, local car garage and canoeing centre. With the Forest in such close proximity it offers great access to outdoor pursuits and woodland walks. There are numerous cycleways and Pedalbikeaway can be found at Cannop just under 3 miles away with various walks along the River Wye are less than a mile away.

## Material Information

Tenure: Freehold

Council tax band: B £1676.98 (2024/2025)

Local authority and rates: Forest of Dean Council

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Oil fired central heating

Gas LPG attached to oven for cooking.

Planning Reference number: P0406/19/FUL

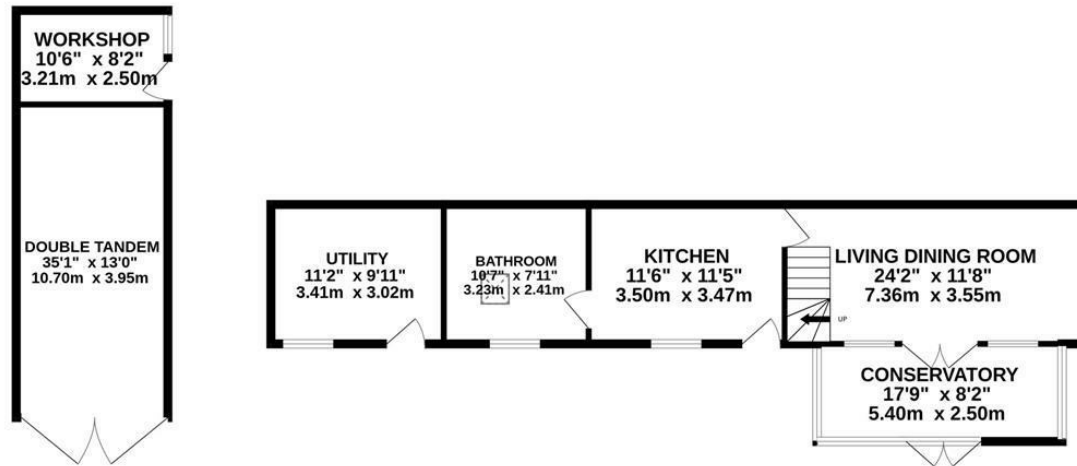
Broadband speed: Basic 16 Mbps, Superfast 49 Mbps

Mobile phone coverage: Vodafone, O2, Three

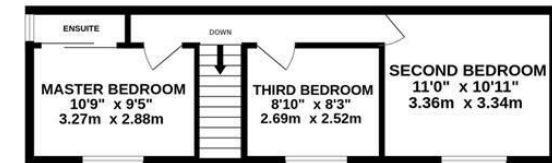




GROUND FLOOR



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.  
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