



Church Hill, Lydbrook GL17 9SN
Guide Price £585,000



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- Fantastic views
- 1/3 of an acre plot
- Landscaped gardens
- Elevated position
- Garage and parking
- EPC F

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Accommodation

Upon entering the home the two reception rooms at the front of the property allow in abundance of natural light through the bay windows and enjoy far reaching views over the valley. The living room has a feature fire place with slate hearth, oak mantle and inset wood burning stove. The second reception room currently used as an office has fitted book shelves and excellent broadband speeds. From the hall is access to the characterful kitchen with brick surround with space for oven, exposed ceiling beams and good sized walk in pantry. Opening into the dining room which has access out and views over the garden and access to utility which in turn leads into ground floor family bathroom. To the first floor are three double bedrooms and a large shower room as well as an airing cupboard which is a good size and has an

internal radiator. The two main bedrooms enjoy bay windows with fantastic views over the valley and surrounding woodland. The bedroom to the rear has storage and French doors out to the rear patio terrace and views over the gardens. The third bedroom has a cupboard with storage facilities, housing the central heating boiler.

Outside

The front of the property is approached via the driveway and provides parking for three vehicles and leads to the garage which has solid wood sliding doors to the front and has power and light with hot and cold water feed. A courtesy door from the side leads to a rear courtyard. There is a parcel of additional land to the side of the property which could provide further parking or extend the garage if required.



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The third of an acre gardens have been beautifully landscaped with meandering pathways with pergolas and an abundance of well stocked borders offering vibrancy and fragrance. There are also productive vegetable beds and a soft fruit bed. A pathway leads to a nature pond and a large garden shed with concrete base and electricity plus a quality constructed greenhouse with concrete base. The gardens enjoy fabulous views across the valley and there are plenty of seating areas to enjoy these and also the wildlife that the gardens attract. The property backs onto farmland and has a small orchard to the rear.

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 Pedalbikeway

can be found at Cannop just under 3 miles away with various walks along the River Wye are less than a mile away.

Directions

From Ross-on-Wye proceed south onto the B4234 through the village of Walford and onto Lower Lydbrook, taking the left turn signposted Upper Lydbrook & Lydney. Proceed up and through the village for approximately 1 mile and on reaching the Jovial Colliers pub on the righthand side turn left and proceed up Church Hill. Pass the church and two sharp bends where there will be a row of cottages on the left hand side and turn immediately left at the end of the cottages into Church View where the property can be found on the right hand side

Material Information

Tenure: Freehold

Council tax band: D

Local authority and rates Forest of Dean District Council, tax band - £2156.12 (2024/25)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: LPG

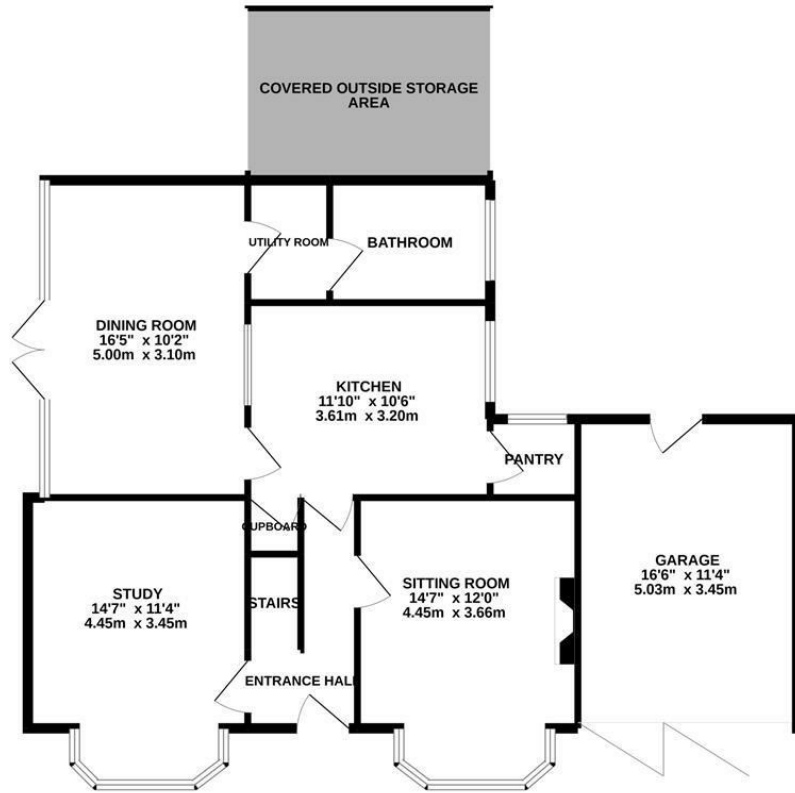
Since the original EPC the property has undergone both cavity wall and partial underfloor insulation



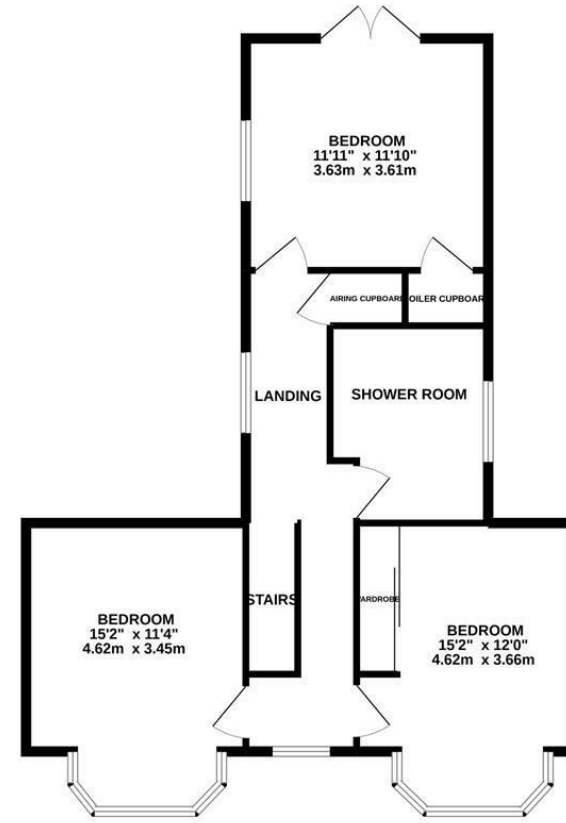
Broadband speed: Basic 16 Mbps, Superfast
66 Mbps
Mobile phone coverage: EE, Vodafone,
Three & O2



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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