



The Old Bakery, Hangerberry Hill
Lydbrook, Gloucestershire, GL17 9PS



**MORRIS
BRICKNELL**





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Guide:
£485,000

Quirky, Fascinating & Most Appealing Former Bakery

Main Stone Built House is Constructed on Four Levels

Approaching 2,000sq.ft of Versatile, Refurbished Living Space

Adjacent Re-Roofed Cottage/Shop Awaiting Refurb circa 600 plus sq.ft

Flagstone Terrace/BBQ Area between the Two Buildings

Ideal Location for Nearby Canoeing, Mountain Biking etc

River Wye approx. 1 mile with Woodland Walks Even Closer

The Old Bakery lies between two roads close to the centre of Lydbrook Village, some 8 miles south of the market and tourist town of Ross-on-Wye.

Although the oldest part of the building is believed to date from the 1700's, the greater part of the structure we understand was built around 1870. Whilst the main building comprised the Bakery with accommodation above, the adjacent small shop was at various times a Butchers Shop and a Record Shop.

The principal dwelling is constructed on four levels, and this building has been the subject of major refurbishment in recent years, with the main bedroom accommodation on the two upper floors. The second floor comprises the principal living accommodation, with a large gymnasium and additional versatile rooms on the ground floor. Great care has been taken during the refurbishment process to retain and enhance period features and there is considerable evidence of exposed stonework, beautiful wooden floors, lots of niches for ornaments, wooden doors etc.

The kitchen has been fitted in an appealing manner, and the adjacent living room has a well placed and most warming wood burning stove. Central heating is supplied to all floors from a gas fired radiator system, with most windows being double glazed.



Lying to the west of the living room is a flagstone terrace and BBQ area, whilst adjacent to same is the recently re-roofed un-refurbished cottage, which subject to any necessary consents could either be used as additional living/letting accommodation or possibly have alternative commercial usage, there being an original former shop at lower pavement level. A significant amount of fundamental work has already been carried out on this stone cottage, the interior remains to be fitted and finished, but the bare bones are good. The adjoining cottage has a newly installed mains electricity supply with sockets and lighting to the lower workshop. A fuse box allows for expansions of services to the rest of the cottage.

To the west of this building is a raised vegetable bed, and lying to a slightly lower level an area of garden and lawn.

This location would be ideal for an active family who enjoy outdoor pursuits such as canoeing, mountain biking, woodland walks etc.

BT Broadband Availability Speeds: Up to 73Mb

(Quoted from <https://be-fibre.co.uk/availability/> by using the property's postcode)

Services: Mains Electricity, Water, Gas & Drainage are connected.

Outgoings: 'E' Council Tax Band **EPC Rating:** 'D' (Full EPC Rating available)



To View: Strictly and only please by prior telephone appointment through Morris Bricknell Tel: 01989 768320

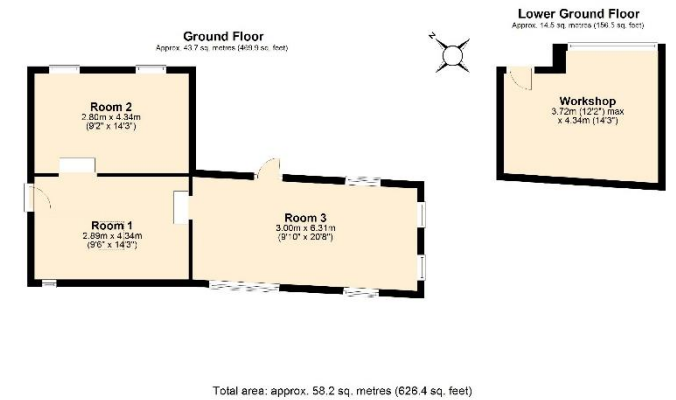
Tenure: We are advised that the property is Freehold

Directions: If approaching from Ross, leave the market house taking the B4228 southwards from the town towards Walford. Proceed through the villages of Walford and Bishopswood, later turning left on reaching Lower Lydbrook. Proceed for a little over a mile through the village, thereafter carefully taking the right turn up Hangerberry Hill. Park on the right hand side of the road, and the main door to The Old Bakery will be seen on your left.

What3words: ///sisters.youths.serves

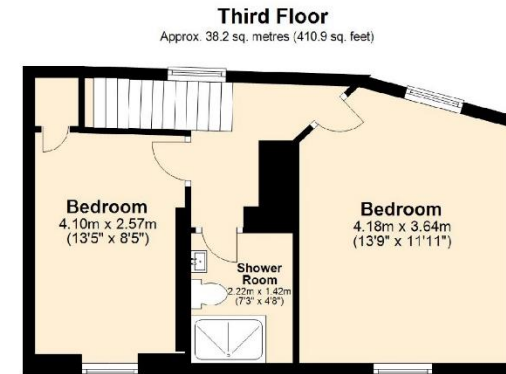
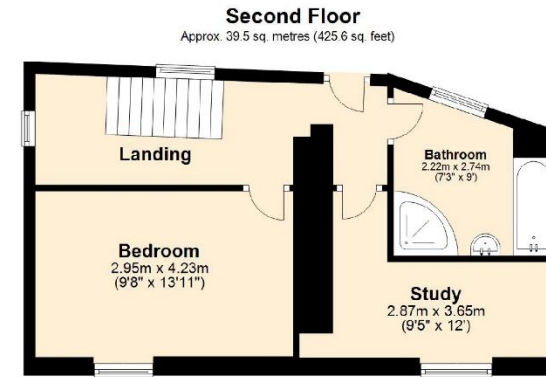
Money Laundering Regulations: To comply with money laundering regulations prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your co-operation in order that there is no delay in agreeing the sale.





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SKETCH PLAN ONLY. ALL DIMENSIONS APPROXIMATE. DO NOT SCALE



Total area: approx. 176.1 sq. metres (1895.7 sq. feet)



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