



**The Firs**  
Central Lydbrook, Lydbrook GL17 9SB



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985

# The Firs

Price Guide £475,000

## Central Lydbrook, Lydbrook GL17 9SB

**A DECEPTIVELY SPACIOUS FOUR-BEDROOM GEORGIAN RESIDENCE BELIEVED TO DATE BACK TO C.1790 OFFERING OVER 1,700SQ.FT OF SPRAWLING ACCOMMODATION SET OVER THREE FLOORS and GARDENS AND GROUNDS IN EXCESS OF 0.25 ACRES LOCATED IN THE HEART OF LYDBROOK WITHIN THE BEAUTIFUL FOREST OF DEAN. This PERFECT FAMILY HOME boasts TWO RECEPTION ROOMS, TWO BATHROOMS, a UTILITY and BOOT ROOM as well as a HOME OFFICE and DOUBLE GARAGE located a short walk from the property.**

Lydbrook is a village located in the Forest of Dean district of Gloucestershire, England. Situated in the western part of the Forest of Dean, it is approximately 7 miles (11 kms) south of the market town of Ross-on-Wye.

Lydbrook is known for its scenic location along the River Wye and its proximity to the beautiful Wye Valley. The village is surrounded by picturesque woodlands, offering ample opportunities for outdoor activities such as walking, hiking, and exploring nature trails. The location of Lydbrook provides easy access to nearby attractions such as Symonds Yat, a popular spot for outdoor enthusiasts, and the Forest of Dean, which offers a host of activities and attractions, including the Sculpture Trail and Puzzlewood.

Lydbrook offers a range of amenities to cater to the needs of its residents. These include a village shop, a primary school, a community centre, and a pub. The village hosts various events throughout the year, including festivals and community gatherings.



## FRONT PORCH

Of oak frame construction with a tiled floor, space for storing coats and shoes, inner door gives access to the sitting room.

## SITTING ROOM

24'00 x 12'10 (7.32m x 3.91m)

A spacious yet cosy room featuring a large original stone fireplace with inset wood burning stove sat on a granite hearth, engineered oak flooring, fibre broadband point, two front aspect sash windows with wooden shutters. Stairs ascend to the first floor, a door leads through to the kitchen.

## KITCHEN

13'07 x 12'00 (4.14m x 3.66m)

Comprising a range of contemporary wall and base level units with beautiful quartz worktops, island with built in storage and quartz worktop. There is an inset sink unit with instant hot water tap and an electric Rangemaster cooker, integrated appliances include a full height fridge and separate freezer as well as a dishwasher. Additionally there is a tiled floor with underfloor heating and a side aspect window. Steps lead up to the dining room.

## DINING ROOM

11'03 x 9'05 (3.43m x 2.87m)

A wonderful space to dine, tiled flooring with underfloor heating, exposed stone feature wall, built-in storage cupboard, three skylights that flood the space with natural light and bifold doors that lead out to the rear courtyard garden.

## FIRST FLOOR CORRIDOR

Airing cupboard, radiator, skylights and side aspect windows, doors lead off to bedrooms 2,3,4, the family bathroom, utility room and boot room. A side aspect door leads out to the rear courtyard garden. Stairs ascend to the second floor.

## BEDROOM TWO

12'08 x 11'05 (3.86m x 3.48m)

A double room with a fitted desk and shelving, radiator, front aspect sash window.





### **BEDROOM THREE**

**10'05 x 9'08 (3.18m x 2.95m)**

A double room with a built-in storage cupboard, radiator, front aspect sash window.

### **BATHROOM**

Comprising a P-shaped bath with mains fed shower over and a close coupled w.c, built-in storage units, radiator, tiled floor with underfloor heating, small obscured side aspect window.

### **UTILITY ROOM**

**9'11 x 5'11 (3.02m x 1.80m)**

Fitted worktop with space and plumbing below for a washing machine and tumble dryer. Radiator, loft hatch, small side aspect window.



### **BEDROOM FOUR**

**11'05 x 9'11 (3.48m x 3.02m)**

With a vaulted ceiling and mezzanine sleeping level, radiator, skylight, side aspect window.

### **BOOT ROOM**

**7'03 x 6'06 (2.21m x 1.98m)**

Also accessed from the side aspect via a pair of wooden doors, tiled floor, power and lighting.

### **SECOND FLOOR LANDING**

Fitted shelving, skylight and rear aspect window. Doors lead off to the principal bedroom and shower room.

### **PRINCIPLE BEDROOM**

**13'09 x 13'03 (4.19m x 4.04m)**

Comprising a range of built-in mirrored wardrobes, a radiator, front aspect sash window and two skylights.

### **SHOWER ROOM**

A modern suite comprising a double width walk-in mains fed shower with glass screen and tiled splash backs, a close coupled w.c and vanity washbasin unit. Tiled flooring with underfloor heating, front aspect sash window.

## PARKING

There is on road parking available in front of the property. The Firs also benefits from a double garage measuring 18'08x18'01 with power and lighting located approx. 200 metres away.

## OUTSIDE

The front courtyard garden has an attractive low stone wall surround with gate and log store.

The mature rear garden can be accessed from either the dining room or first floor corridor, leading out to a courtyard with stone steps ascending to the gardens. The gardens are mostly sloping on the hillside with some level seating areas having wonderful views across the valley. A useful home office with power and internet connection is ideal for home workers. The gardens measure approx. 0.25 acres.

## DIRECTIONS

What3Words///defensive.employers.calibrate- From the Mitcheldean office proceed to the mini roundabout turning right onto the A4136 towards Cinderford, continue over Plump Hill and upon reaching the traffic lights at Nailbridge proceed straight over, continue along the A4136 until reaching Mirey Stock cross roads, turn right signposted Lydbrook, proceed into the village centre and continue past the fish and chip shop and community centre where the property can be found after a short distance on your left.

## SERVICES

Mains water, drainage, electricity, gas. Underfloor heating. Gigaclear.

## 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 Water Authority





## LOCAL AUTHORITY

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

## TENURE

Freehold

## VIEWINGS

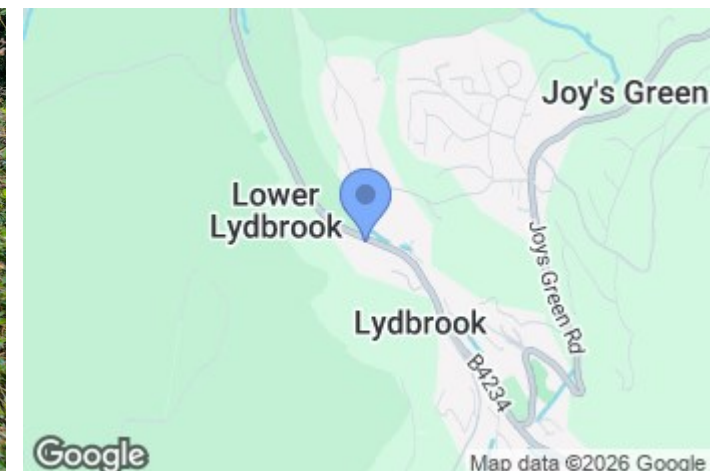
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

## PROPERTY SURVEYS

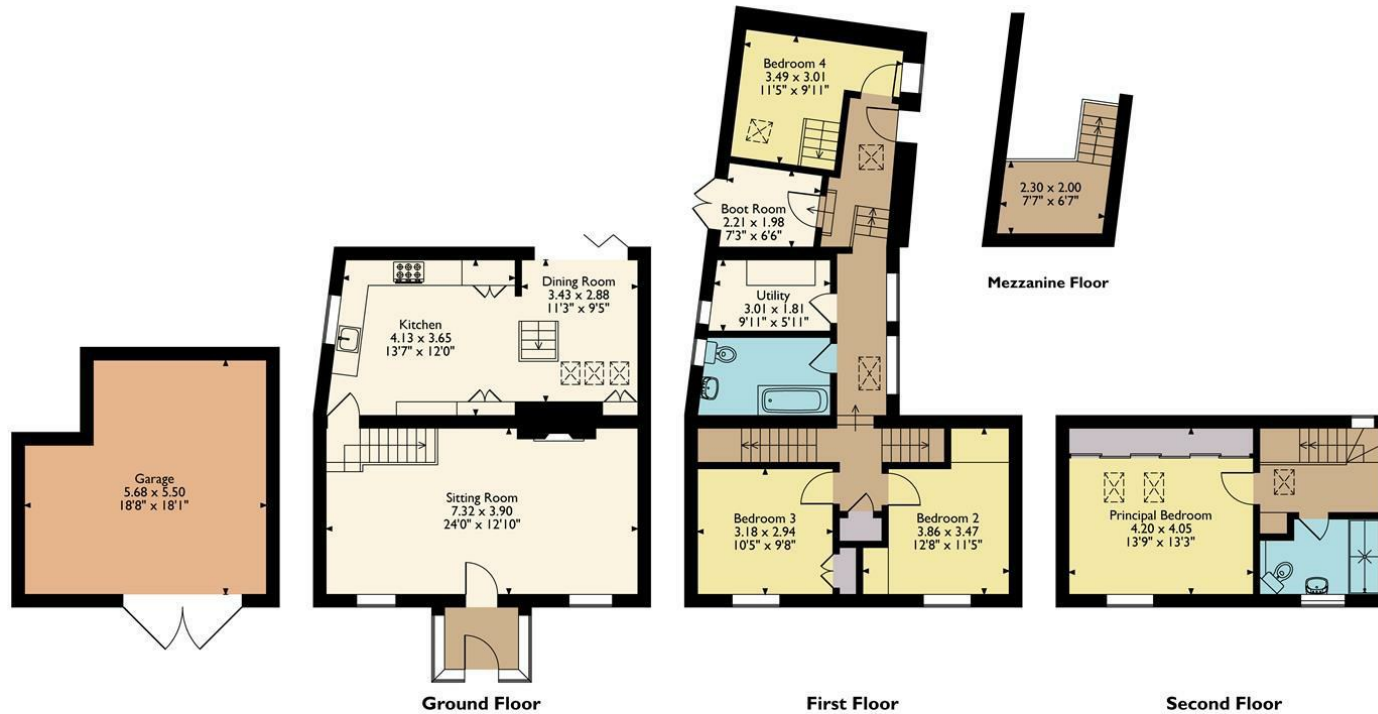
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

## 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 cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)



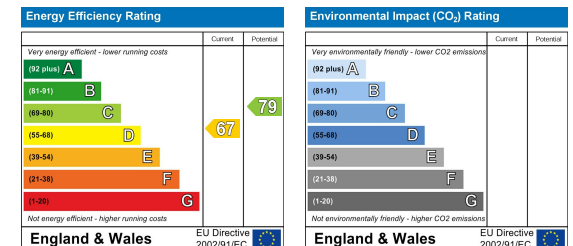
The Firs, Central Lydbrook, Lydbrook, Gloucestershire  
 Approximate Gross Internal Area  
 Main House = 159 Sq M/1712 Sq Ft  
 Garage = 28 Sq M/301 Sq Ft  
 Total = 187 Sq M/2013 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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.





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