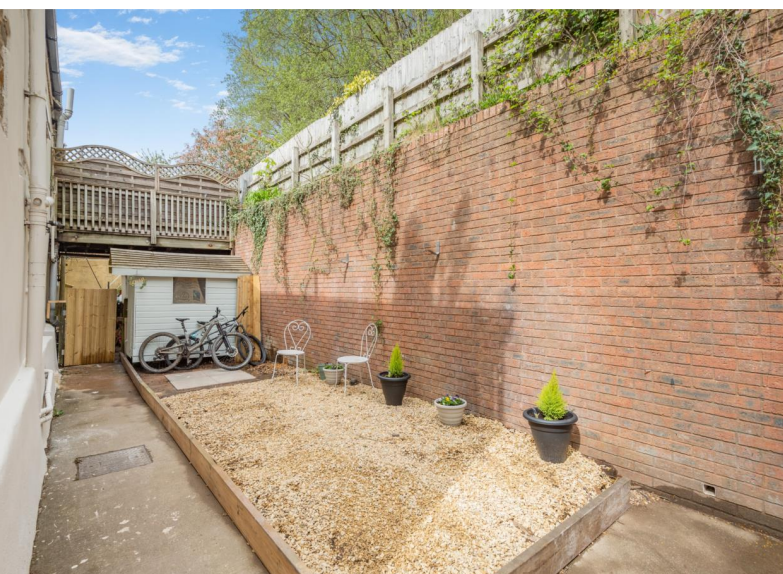




LYDBROOK

Guide price **£275,000**



BROOK COTTAGE

Upper Lydbrook, Lydbrook, Gloucestershire GL17 9LG



A picture-perfect chocolate box cottage
Elevated views over the Forest of Dean
Charm, character and modern comfort

Lydbrook is a highly desirable village set within the heart of the Forest of Dean, surrounded by stunning countryside and rich in natural beauty. Known for its strong sense of community, the village offers a relaxed pace of life whilst still providing essential day-to-day amenities including a local shop, primary school and well-regarded public houses.

The area is particularly popular with those who enjoy the outdoors, with an abundance of woodland walks, cycling trails and access to the River Wye right on the doorstep. Symonds Yat, a renowned beauty spot, is just a short drive away and offers breathtaking scenery along with activities such as canoeing, climbing and riverside walks.

Despite its peaceful and semi-rural setting, Lydbrook is well positioned for access to nearby towns. Ross-on-Wye is within easy reach, offering a wider range of shops, cafés, restaurants and supermarkets, along with excellent road links via the M50. The larger centres of Gloucester and Hereford are also accessible, providing further amenities, schooling options and transport connections.



Guide price
£275,000



KEY FEATURES

- Beautifully presented and updated cottage
- Two double bedrooms
- Character features throughout
- Log burner and parquet flooring
- Bright kitchen/dining room with fitted units
- Spacious garden with forest views



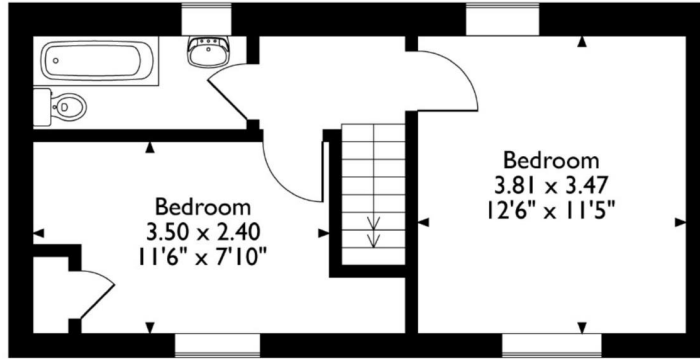
STEP INSIDE



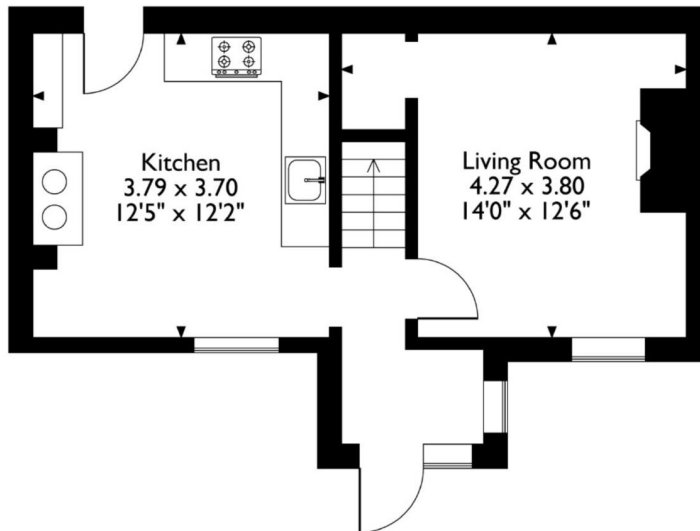
The ground floor welcomes you into a spacious porch, ideal for coats and boots, leading through into a cosy yet stylish lounge. A log burner creates a lovely focal point, complemented by beautiful parquet wood flooring that enhances the cottage feel.

To the side, the kitchen/dining room is a bright and sociable space, perfect for everyday living and entertaining. The kitchen is fitted with a range of units and finished with attractive tiled flooring, retaining plenty of cottage charm while offering practicality.

Brook Cottage, Upper Lydbrook, Lydbrook, Gloucestershire
Approximate Gross Internal Area
63 Sq M/678 Sq Ft



First Floor



Ground Floor

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.

To the first floor, there are two well-proportioned double bedrooms along with a modern family bathroom, fitted with a three-piece suite and overhead shower.

STEP OUTSIDE



The outside space is a particular feature of the property. To the front, there is a private garden laid to stone, leading to steps which rise up to a terraced lawn. From here, you can enjoy lovely elevated views over the Forest of Dean, creating a peaceful and picturesque setting.

INFORMATION

Postcode: GL17 9LG

Tenure: Freehold

Tax Band: B

Heating: Solid Fuel

Drainage: Mains

EPC: TBC





DIRECTIONS
What3words: ///promises.prospered.frost



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ARCHER
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