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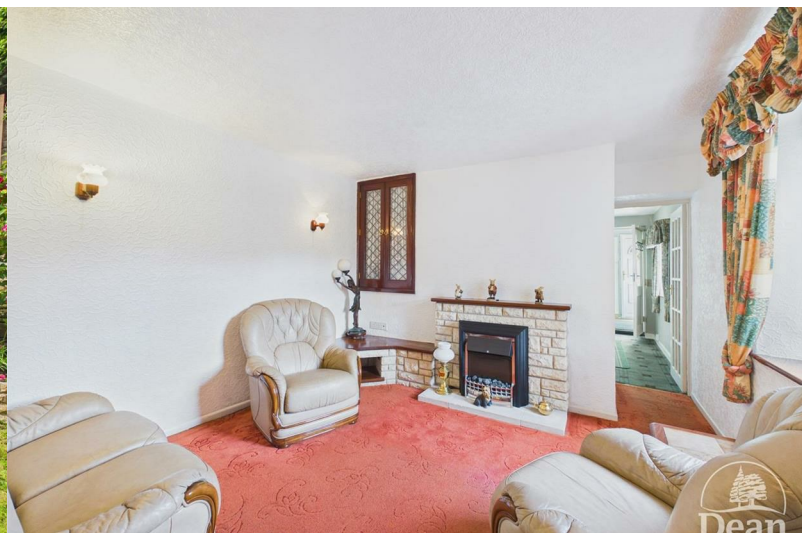
The Boarts

Lydbrook, Gloucestershire, GL17 9QB

Offers Over £300,000

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A beautifully positioned detached cottage occupying a generous corner plot in a sought after semi rural setting, enjoying stunning views across surrounding woodlands. This charming home offers well proportioned accommodation including two reception rooms, comprising a spacious lounge and a separate dining room, along with a fitted kitchen, separate utility room, and a ground floor bathroom that was tastefully refurbished in 2024. Upstairs, there are two bedrooms, both enjoying lovely far reaching views.

Outside, the property continues to impress with beautifully maintained gardens. To the front, a patio seating area is perfectly placed to make the most of the picturesque outlook, complemented by mature flower borders. The elevated rear garden is mainly laid to lawn with established borders and pathways leading to a useful workshop and a summer house. Further benefits include a detached garage and off-road parking.

The Boarts is a tucked-away, semi-rural setting on the edge of Lydbrook, surrounded by the beautiful woodland landscape of the Forest of Dean. Enjoying an elevated position, this charming location offers a wonderful sense of peace and privacy, with a scenic outlook and easy access to the surrounding countryside. Lydbrook itself is a well-regarded Forest village with a strong sense of community, rich industrial history, and excellent access to woodland walks, the Wye Valley, and a range of outdoor pursuits. It is a popular choice for those seeking a quieter way of life while still remaining within reach of local amenities and neighbouring market towns.







Approached via UPVC double glazed front door into:

Entrance Porch:
6'1" x 4'5" (1.86m x 1.37m)
UPVC double glazed window, lighting, door to kitchen.

Kitchen:
8'11" x 5'10" (2.74m x 1.80m)
A range of eye level & base units, double glazed UPVC window to front aspect, one & a half bowl stainless steel sink with mixer tap, electric oven & hob with heater below and extractor fan above, power & lighting, arch way to dining room.

Dining Room:
8'8" x 7'6" (2.65m x 2.31m)
Power & lighting, stairs to first floor landing, electric heater, door to lounge.

Lounge:
11'4" x 11'1" (3.46m x 3.38m)
Electric fire, UPVC double glazed window to front aspect, power & lighting, airing cupboard, electric heater, door to inner hallway.

Inner Hallway:
9'10" x 5'0" (3.02m x 1.53m)
Double glazed UPVC window to front aspect, electric radiator, door to bathroom & utility room.

Bathroom:
9'3" x 5'10" (2.82m x 1.79m)
Aqua panel throughout, double glazed UPVC frosted window, panelled bath with hand rail & side gate, hand wash basin with storage beneath, W.C., electric heated towel rail, radiator, lighting.

Utility Room:
12'0" x 6'1" (3.66m x 1.86m)
A range of eye level and base units, two sinks and with mixer tap, double glazed frosted window, power & lighting, space & plumbing for washing machine, door to rear porch.

Rear Porch:
8'0" x 3'2" (2.45m x 0.98m)
Double glazed UPVC windows, door to garden.

First Floor Landing:
2'1" x 3'0" (0.66m x 0.92m)
Doors to both bedrooms, UPVC double glazed window to front aspect.

Bedroom One:
11'6" x 11'3" (3.53m x 3.45m)
Double glazed UPVC window to front aspect, power & lighting, built in wardrobes, built in heater.

Bedroom Two:
8'10" x 6'1" (2.70m x 1.87m)
Double glazed UPVC window to front aspect, mirrored built in wardrobes, electric knight storage heater, power & lighting.

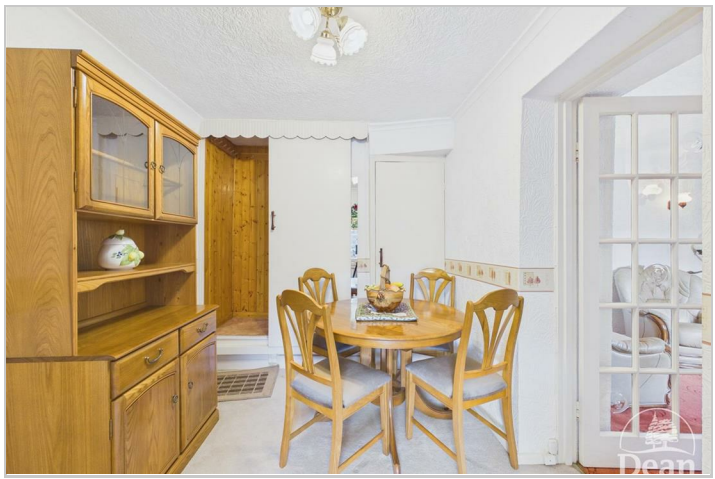
Workshop:
14'9" x 9'1" (4.50m x 2.77m)
Power & lighting, windows.

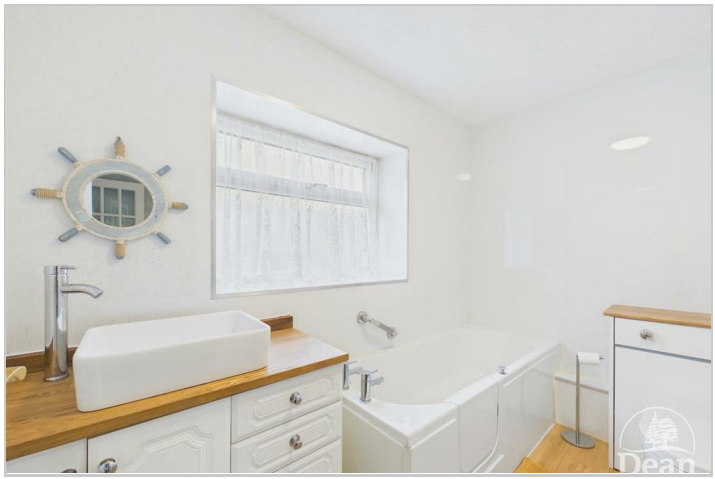
Garage:
19'7" x 9'8" (5.97m x 2.97m)
Up & over door, power & lighting.

Outside:
To the front of the property there is a patio seating area and is complemented by mature flower borders.

The elevated rear garden is mainly laid to lawn with established borders and pathways leading to a useful workshop and a summer house.

Further benefits include a detached garage and off-road parking.

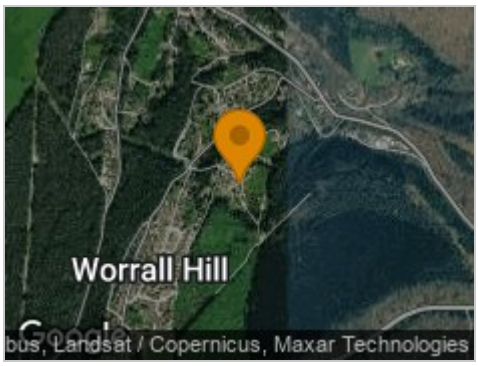


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You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form.
Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

Road Map



Hybrid Map



Terrain Map



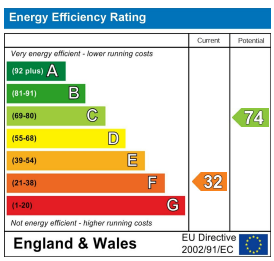
Floor Plan



Viewing

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on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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