



BREAM

Guide price £650,000



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# LANSDOWN HOUSE

Lansdown Walk, Bream, Lydney, Gloucestershire GL15 6NE



Stunning period home with modern open-plan living at its heart  
Beautifully refurbished throughout, blending character and  
contemporary style

A truly striking detached home dating back to the 1890s, beautifully restored and thoughtfully redesigned to offer a seamless blend of period charm and contemporary living. Finished to an exceptional standard throughout, the property has been taken back to its core and carefully rebuilt to create a stylish and highly functional family home.

Positioned within the heart of the Forest of Dean, the property enjoys a peaceful setting surrounded by beautiful woodland and countryside walks right on the doorstep. The area is well known for its natural beauty and relaxed lifestyle, whilst still providing convenient access to Gloucester, Bristol and Cardiff, making it ideal for both commuters and those looking to enjoy a more rural way of life.

Offered with no onward chain, this is a ready-to-move-into home that will appeal to a wide range of buyers seeking something both individual and turnkey.



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£650,000



## KEY FEATURES

- Detached 1890s home with characterful forest stone elevations
- Beautifully refurbished to a high specification throughout
- Three / four bedrooms with versatile living space
- Stunning open plan kitchen / family room with bi-fold doors
- Generous gardens with ample off-road parking
- Detached two-storey barn with excellent conversion potential



# STEP INSIDE



The ground floor offers a welcoming entrance hallway leading through to a selection of versatile reception rooms.

The main lounge is a cosy yet elegant space, complete with a wood burner and quality finishes, while a separate snug provides additional flexibility, both rooms cleverly connected via sliding pocket doors.

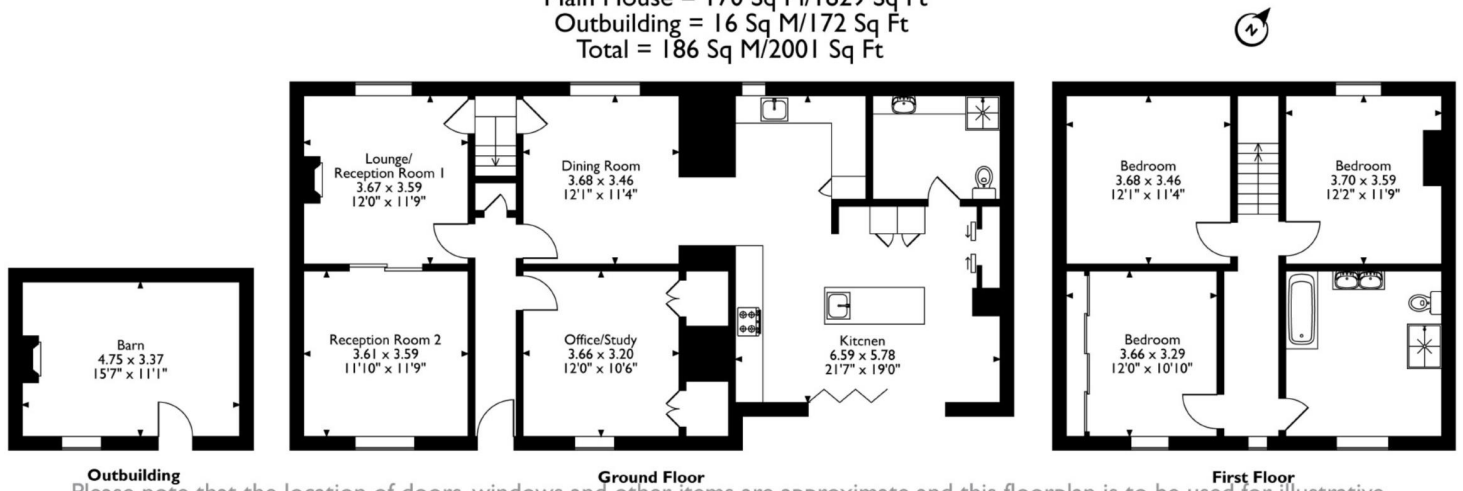
There is also a further reception room currently utilised as a spacious home office, which could equally serve as a fourth bedroom if required.

The dining area flows effortlessly into the standout kitchen space, creating a sociable hub of the home.

The kitchen itself is superbly appointed, featuring a large central island, quality cabinetry, generous storage solutions and thoughtfully designed preparation areas. Bi-fold doors open out onto the garden, bringing the outside in and enhancing the sense of space and light.

A useful utility/shower room and separate boiler room complete the ground floor.

Lansdown House, Lansdown Walk Bream, Lydney, Gloucestershire  
 Approximate Gross Internal Area  
 Main House = 170 Sq M/1829 Sq Ft  
 Outbuilding = 16 Sq M/172 Sq Ft  
 Total = 186 Sq M/2001 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.

To the first floor, a bright landing leads to three well-proportioned bedrooms, all finished in calming tones and enjoying pleasant outlooks, with views towards surrounding woodland from the front aspect.

The family bathroom is a real feature of the home, finished in a boutique style with a freestanding bath, walk-in shower and striking exposed stone walling.

# STEP OUTSIDE



The gardens wrap around the property and offer a wonderful mix of lawn, patio and decking areas, ideal for both relaxing and entertaining. There is a variety of established planting, along with a vegetable plot and greenhouse, adding to the overall appeal for those seeking an outdoor lifestyle.

Ample off-road parking is provided via a gravelled driveway, accessed through secure gates, offering both convenience and privacy.

A particularly exciting feature of the property is the detached two-storey stone barn, positioned within the grounds. Currently used for storage, it offers fantastic potential for conversion into additional accommodation, a home office, studio or holiday let, subject to the necessary planning permissions.

## INFORMATION

Postcode: GL15 6NE

Tenure: Freehold

Tax Band: E

Heating: Oil

Drainage: Mains

EPC: D





## DIRECTIONS

What3words: [///tornado.radiating.keepers](https://www.what3words.com/#!/tornado.radiating.keepers)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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