



## Lower Lydbrook

Lydbrook, GL17 9NU

£399,950

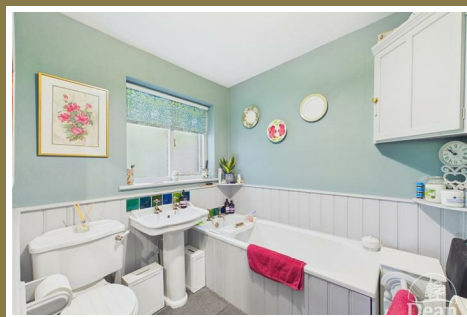


A truly enchanting detached cottage built in the 1700's, nestled within beautifully established gardens & enjoying an idyllic woodland setting in the heart of the Forest of Dean. Full of charm & character throughout, this delightful home blends period features with a warm and welcoming feel, offering exposed beams, stonework & picturesque views across the surrounding countryside.

The accommodation is approached via a welcoming entrance hall leading through to a cosy & characterful lounge, featuring exposed beams, a feature fireplace & window seating, creating the perfect space to relax and unwind. The cottage-style kitchen has been thoughtfully fitted with a range of shaker-style units, wooden worktops, Belfast sink & ample space for dining, all complemented by exposed stone walls & traditional tiled flooring. In addition, there is a practical utility room providing further storage and appliance space. The family bathroom is well presented and comprises both a bath and separate shower enclosure, finished in a tasteful cottage style. Upstairs, the property benefits from two bedrooms, both enjoying their own unique charm and pleasant outlook over the gardens & surrounding greenery.

Outside, the grounds are a true highlight of the property. The beautifully landscaped gardens are arranged over several levels, featuring well-stocked flower beds, mature trees, vegetable growing areas, winding pathways and a variety of seating areas perfectly positioned to enjoy the peaceful surroundings. The elevated sections of the garden enjoy wonderful far-reaching countryside, river- wye & woodland views, creating a tranquil & private setting. There is also a useful garage/workshop, a separate store, a potting shed & off road parking accessed via a gravel driveway.

This charming cottage offers a rare opportunity to acquire a character home in an exceptional setting, ideal for those seeking a peaceful lifestyle surrounded by nature.



Approached via a wooden door into:

**Entrance Hallway:**

7'2" x 6'6" (2.19m x 2.00m)

Exposed stone walls & wooden beams, door to kitchen & lounge, storage cupboard, power & lighting, BT point.

**Storage Room:**

4'3" x 4'0" (1.32m x 1.22m)

Lighting.

**Lounge:**

14'3" x 8'0" (4.35m x 2.45m)

Two double glazed wooden windows, feature fireplace with wooden decorative mantel, wooden beams, power & lighting.

**Kitchen:**

11'9" x 10'3" (3.60m x 3.13m)

A range of eye level & base units, wooden worktops, electric oven & hob, Belfast sink with mixer tap & integrated drainer unit, exposed stone wall, feature stone fireplace with inset woodburner, stairs to first floor landing, door to utility room, power & lighting, double glazed wooden window to front aspect.

**Utility Room:**

9'10" x 7'4" (3.01m x 2.24m)

A range of eye level & base units, door to rear garden, door

to bathroom, space & plumbing for washing machine, double glazed wooden window to side aspect.

**Bathroom:**

9'3" x 7'2" (2.84m x 2.20m)

Walk in shower cubicle, electric radiator, W.C., panelled bath with mixer tap, hand wash basin, two frosted double glazed windows, lighting.

**First Floor Landing:**

11'3" x 6'8" (3.44m x 2.04m)

Doors to bedrooms, radiator, power & lighting, double glazed wooden window to front aspect, character beams on ceiling, smoke alarm.

**Bedroom One:**

12'0" x 10'0" (3.66m x 3.06m)

Double glazed wooden window to side aspect, power & lighting, feature fireplace, wooden beams.

**Bedroom Two:**

14'3" x 8'2" (4.35m x 2.49m)

Double glazed wooden window to front aspect, power & lighting, feature fireplace, wooden beams.

**Outside:**

The property is approached via a gated gravelled driveway leading to a carport/workshop. The gardens are a standout feature of the home, having been thoughtfully

Tel: 01594 835751

designed to create a series of picturesque spaces ideal for relaxing, entertaining and enjoying the surrounding nature. A generous lawn is bordered by an abundance of mature shrubs, flowering plants & ornamental trees, while winding pathways and raised beds lead through beautifully stocked cottage-style gardens. In addition, there are several seating areas positioned to take advantage of the tranquil surroundings and far-reaching countryside views.

A delightful timber garden room with opening doors provides a versatile outdoor retreat, perfectly positioned within the grounds to enjoy the peaceful atmosphere. The elevated sections of the garden offer wonderful outlooks across the rolling landscape, with further terraces, vegetable beds and wildlife-friendly planting enhancing the overall charm. The garden benefits from gravelled pathways, natural stone features, useful storage areas and timber sleeper steps connecting the different garden

levels. The grounds feel wonderfully private and secluded, bordered by established hedging, mature trees and woodland beyond, creating a magical woodland-garden setting rarely found.

Store:

9'7" x 7'8" (2.93m x 2.36m)

Lighting.

Potting Shed:

12'10" x 7'9" (3.92m x 2.38m)

Velux window, lighting.

Car Port:

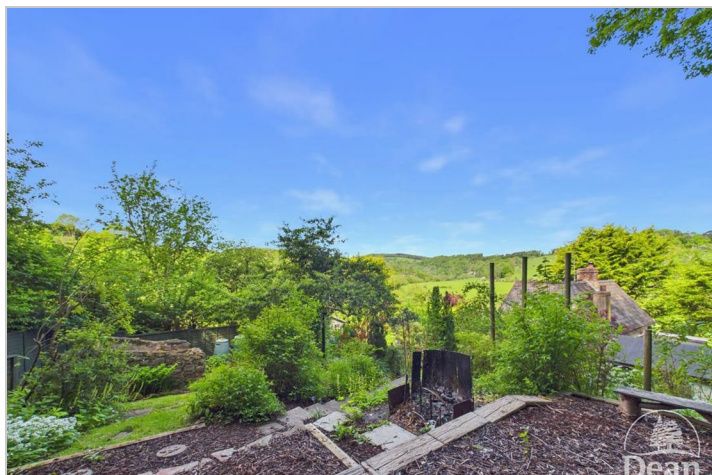
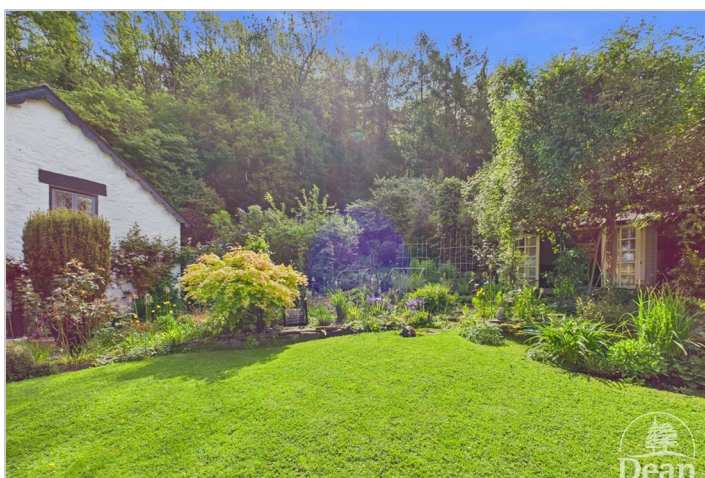
14'5" x 9'1" (4.41m x 2.78m)

Workshop:

8'11" x 8'6" (2.74m x 2.60m)

Summer House

8x10 (2.44mx3.05m)



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose.

These details do not constitute any part of any Offer, Contract or Tenancy Agreement.

Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them.

Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

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



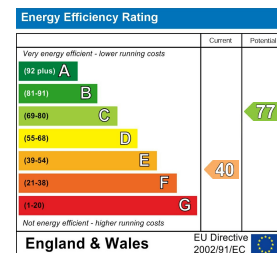
## Floor Plan



## Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.