



The Old School
Viney Hill, Lydney GL15 4ND

SG | **STEVE GOOCH**
ESTATE AGENTS | EST 1985

The Old School

Guide Price £350,000

Viney Hill, Lydney GL15 4ND

Characterful former school conversion offering THREE DOUBLE BEDROOMS with over 2000 SQ FT of SPACIOUS ACCOMMODATION OVER THREE FLOORS, TWO RECEPTION ROOMS, a WELL-FITTED KITCHEN, TWO EN-SUITES, and an ATTRACTIVE GARDEN with WOODLAND WALKS ON THE DOORSTEP.

Viney Hill, in The Forest Of Dean. Nearby, Lydney, which has existed since Roman times, covers approximately eight square miles of Gloucestershire between the Forest of Dean and the River Severn. The town itself stands on the Gloucester to Chepstow main A48 road and extends south-east down to Lydney Harbour, crossing the Gloucester to Cardiff railway line.

Lydney is a busy industrial centre, with a wide range of business activities, made possible by its easy access to several radiating motorways and the Severn Bridge.

The town has a range of amenities to include shops, post office, banks, supermarkets, service station, health centre, local hospital and sport centre. Lydney is fortunate to have four schools within its bounds Whitecross School (comprehensive secondary school), Lydney C. Of E. Primary School, Primrose Hill County Primary School and Severnbanks Primary School.



ENTRANCE HALLWAY

20'07" x 10'01" (6.27m x 3.07m)

Accessed via part glazed wooden double doors, with radiator, power points and attractive wooden panelled walls, along with a charming original feature board dating back to the building's former use as the village school.

KITCHEN

13'10" x 11'11" (4.22m x 3.63m)

Fitted with a range of base, wall and drawer mounted units with quartz worktops, single bowl single drainer sink unit with stainless steel mixer tap, four ring electric hob with stainless steel extractor hood above, built-in double ovens, space for fridge and space and plumbing for dishwasher, with front and side aspect UPVC double glazed windows and access to loft space.

DINING ROOM

18'04" x 13'10" (5.59m x 4.22m)

A spacious reception room with radiator, power points and electric fireplace, storage cupboard and internal windows providing characterful borrowed light into the hallway, with glazed wooden concertina doors opening into the lounge.

LOUNGE

18'06" x 11'10" (5.64m x 3.61m)

A generous reception room with radiators, power points, television point, coving and feature fireplace with inset electric fire, with front aspect UPVC double glazed window.

INNER HALLWAY

16'06" x 12'11" max (l shaped) (5.03m x 3.94m max (l shaped))

With double doors to understairs storage cupboard, power points, side aspect wooden double glazed window and door leading into the porch.

PORCH

With door providing access to the side of the property.





BATHROOM

10'06" x 10'03" (3.20m x 3.12m)

White suite comprising panelled bath, vanity wash hand basin, WC and walk-in shower with mains shower over, heated towel rail, part tiled walls and Velux roof light.

UTILITY ROOM

Fitted with base units with rolled edge worktops, single bowl single drainer stainless steel sink unit, space and plumbing for washing machine and space for tumble dryer, with oil fired central heating combi boiler, heated towel rail, loft access and front aspect wooden double glazed window.

FIRST FLOOR LANDING

With radiator, power point and airing cupboard with shelving.



BEDROOM ONE

14'02" x 12'08" (4.32m x 3.86m)

With radiator, power points, built-in wardrobes and front aspect UPVC double glazed window.

ENSUITE

10'10" x 5'06" (3.30m x 1.68m)

White suite comprising corner shower unit with mains shower, bidet, pedestal wash hand basin, WC, radiator, tiled walls and side aspect UPVC double glazed window.

BEDROOM TWO

13'06" x 11'03" (4.11m x 3.43m)

With radiator, power points, built-in wardrobes and side aspect UPVC double glazed window.

SECOND FLOOR

BEDROOM THREE

26'03" x 12'11" (8.00m x 3.94m)

A large loft style bedroom with radiator, power points, built-in wardrobe with double doors, additional walk-in wardrobe, Velux roof light and internal window overlooking the landing below.

ENSUITE CLOAKROOM

6'03" x 5'05" (1.91m x 1.65m)

Comprising WC and pedestal wash hand basin with tiled splashback and radiator.

OUTSIDE

The property enjoys a charming enclosed garden located to the front, mainly laid to astro turf, with patio seating areas, two outdoor taps and well stocked planted borders. Mature shrubs, stone walls and attractive planting create a private and established outdoor space, ideal for relaxing or entertaining.

The garden enjoys a pleasant outlook and benefits from immediate access to nearby woodland, with scenic walks quite literally on the doorstep.

SERVICES

Mains Water, Drainage, Electricity and Oil.

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 - rates to be advised.

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.



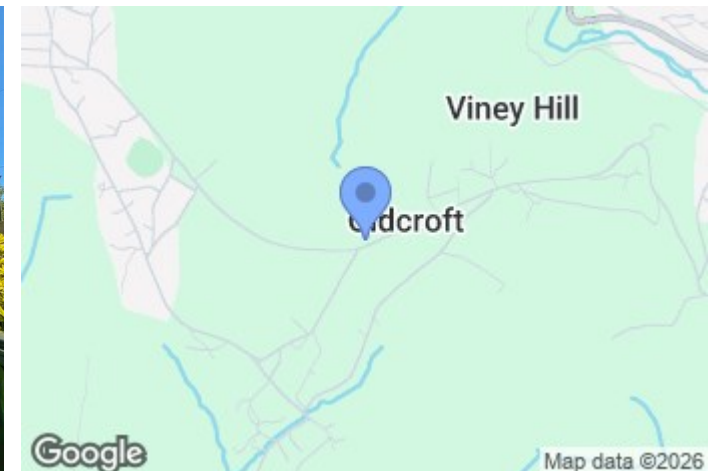


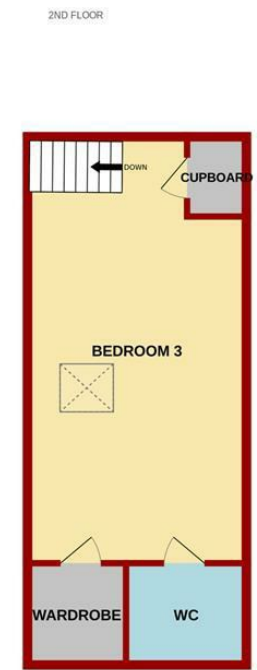
DIRECTIONS

From Coleford town centre proceed to the traffic lights and turn right signposted Lydney/Chepstow, turn left onto Lords Hill and proceed along to the crossroads, continue straight over onto Parkend Road and proceed along for 3-4 miles. On reaching Parkend turn right just after the cricket club onto New Road, proceed a long for a short distance and turn left at the crossroads, continue along for 3-4 miles where the property can be found on the left hand side opposite Viney St Swithins Sports & Social Club.

PROPERTY SURVEYS

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





Measurements are approximate. Not to scale. Illustrative purposes only
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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.

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

Environmental Impact (CO ₂) Rating			
	Current	Potential	
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	





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