



**Church View Cottage Church Hill  
Lydbrook GL17 9SW**

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

# Church View Cottage Church Hill Lydbrook GL17 9SW

Guide Price £240,000

**\*NO ONWARD CHAIN\*** A BEAUTIFULLY MAINTAINED TWO-BEDROOM MID-TERRACE COTTAGE, located on CHURCH HILL in LYDBROOK having the most SPECTACULAR VIEWS across the valley and boasting WOODLAND WALKS on the doorstep. A secure stable door leads into the MODERN FITTED KITCHEN which in turn leads to the SITTING ROOM with WOOD BURNING STOVE set in the ORIGINAL FIREPLACE. On the first floor there is a DOUBLE BEDROOM and a SECOND SINGLE BEDROOM as well as the MODERN SHOWER ROOM. Further benefits include GENEROUS WEST-FACING GARDENS having wonderful VIEWS ACROSS THE VALLEY and two useful sheds each with their own power supply. OFF-ROAD PARKING for TWO VEHICLES is permitted on nearby Forestry Commission owned ground.

This CHARMING COTTAGE would make for the perfect COUNTRYSIDE RETREAT or HOLIDAY LET BUSINESS.

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Lydbrook Is A Village Located In The Forest Of Dean District Of Gloucestershire, England. Situated In The Western Part Of The Forest Of Dean, It Is Approximately 5 Miles (8 Kilometres) West Of The Town Of Cinderford.

Lydbrook Is Known For Its Scenic Location Along The River Wye And Its Proximity To The Beautiful Wye Valley. The Village Is Surrounded By Picturesque Woodlands, Offering Ample Opportunities For Outdoor Activities Such As Walking, Hiking, And Exploring Nature Trails. The Location Of Lydbrook Provides Easy Access To Nearby Attractions Such As Symonds Yat, A Popular Spot For Outdoor Enthusiasts, And The Forest Of Dean, Which Offers A Host Of Activities And Attractions, Including The Sculpture Trail And Puzzlewood.

Historically, Lydbrook Was A Hub Of Industry, Particularly In The Iron And Coal Mining Sectors. While The Industrial Era Has Passed, Remnants Of Its Industrial Heritage Can Still Be Seen In The Area. The Village Has A Rich History, And There Are Local Landmarks And Buildings That Reflect Its Past.

Lydbrook Offers A Range Of Amenities To Cater To The Needs Of Its Residents. These Include A Village Shop, A Primary School, A Community Centre, And A Pub. These Facilities Contribute To The Sense Of Community And Provide Opportunities For Social Interaction. The Village Hosts Various Events Throughout The Year, Including Festivals And Community Gatherings.



A front aspect composite stable door leads into;

## KITCHEN

### 11'01 x 10'08 (3.38m x 3.25m)

Modern fully fitted eye and base level units with laminate worktops, breakfast bar and inset one and a half bowl stainless steel sink with drainer. Integral appliances include electric oven, induction hob with stainless steel splash-back and hidden extractor hood over. Space and plumbing for washing machine and fridge/freezer. Electric wall heater, internet point, laminate wood flooring, exposed beams, front aspect window with stunning view across the Lydbrook valley. An opening leads through into,

## SITTING ROOM

### 13'03 x 10'08 (4.04m x 3.25m)

A cosy room featuring an inglenook fireplace with inset wood burning stove and a stone lintel and hearth, tv point, electric wall heater, exposed beams, laminate wood flooring, stairs to first floor landing, front aspect window with stunning view across the Lydbrook valley, upvc front aspect door.

## LANDING

Fitted shelves and alcove storage area, doors lead into the two bedrooms and shower room.

## BEDROOM ONE

### 11'03 x 11'03 (3.43m x 3.43m)

Electric wall heater, small loft hatch to loft space, front aspect window with stunning view across the Lydbrook valley.

## BEDROOM TWO

### 8'01 x 6'10 narrowing to 5'00 (2.46m x 2.08m narrowing to 1.52m)

Small loft hatch to loft space, front aspect window with stunning view across the Lydbrook valley.





## SHOWER ROOM

7'11 x 7'10 narrowing to 6'00 (2.41m x 2.39m narrowing to 1.83m)

Modern suite comprising a double width electric walk-in shower, low level w.c and vanity handbasin unit. Airing cupboard with immersion water tank, electric wall heater, heated ladder towel rail, obscured front aspect window.

## OUTSIDE

Access to the property is gained via passing across the neighbouring properties garden. The upper level of the garden is mostly private and provides a superb westerly view across the Lydbrook valley, there are two sheds with separate power supplies. Stone steps lead down to the lower levels of the garden being mostly laid to lawn with a variety of shrubs and bushes.

## PARKING

The parking is located on Forestry Commission ground. The property has a right to use this ground.

## AGENTS NOTE

Access to Church View Cottage is via a pedestrian right of way over the neighbouring property.

## DIRECTIONS

What3Words- everybody.compiled.stop

From the Mitcheldean office proceed out of the village in the direction of the A4136 and take the second exit at the roundabout signposted Cinderford and Coleford. Follow the road to the Nailbridge traffic lights and continue straight over. Follow the road through the village of Brierley and down to the crossroads turning right signposted Lydbrook. Upon entering the village take the first turning right onto Church Road and follow the road up the hill. The property can be found on the left hand side after the last hairpin bend before entering Joys Green.

## SERVICES

Mains water, electricity and drainage. Night storage heating.

Openreach in area. Please visit Ofcom mobile & broadband checker to verify availability.

## LOCAL AUTHORITY

Council Tax Band: B

Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

## WATER RATES

Severn Trent Water Authority - Rate to be confirmed.

## TENURE

Freehold

## VIEWING

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 - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

## PROPERTY SURVEYS

Qualified Chartered Surveyors available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

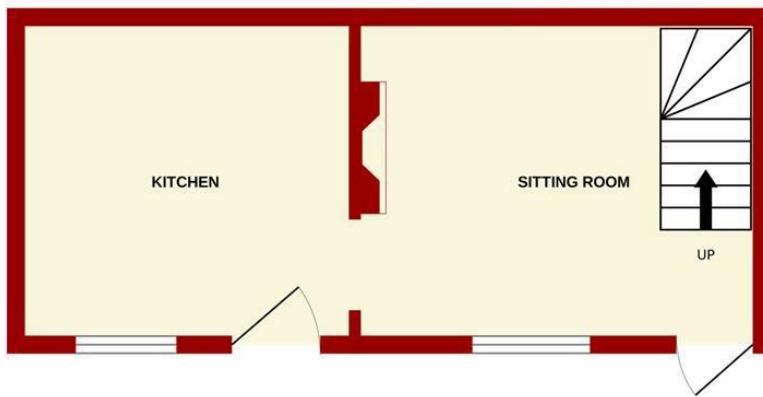
## MONEY LAUNDERING REGULATIONS

To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)





## GROUND FLOOR



## 1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	42	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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





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