



**Barleycroft**  
Yorkley, Lydney GL15 4RX



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985

# Barleycroft

£525,000

## Yorkley, Lydney GL15 4RX

**A beautifully presented THREE-BEDROOM DETACHED HOME set within the sought-after village of YORKLEY. Offering 1,776 SQ FT OF ACCOMMODATION on a generous 0.4 ACRE PLOT**

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This property combines SPACIOUS INTERIORS, COUNTRYSIDE VIEWS and EXTENSIVE YET EASY-TO-MAINTAIN GARDENS. With a KOI POND, HOT TUB and MULTIPLE OUTBUILDINGS, it is designed for both RELAXATION and ENTERTAINING. All being offered with NO ONWARD CHAIN.

Yorkley offers everyday amenities including a shop, post office, school, doctor's surgery, public house and bus service. The nearby market town of Lydney (approx. 3.5 miles) provides a wider range of facilities, while the Forest of Dean offers miles of woodland walks. Excellent road links via the Severn Crossings and M4 give easy access to Bristol, Cardiff and London, with Gloucester and Cheltenham providing further routes north.





## PORCH

9'07 x 7'03 (2.92m x 2.21m)

Quarry tiled floor, storage and hanging space.

## HALLWAY

Under-stair storage and access to all ground floor rooms.

## LOUNGE

17'06 x 11'11 (5.33m x 3.63m)

A bright, welcoming space with countryside views and a multi fuel stove set on a granite hearth. Opens through in to the study and conservatory.

## STUDY

11'11 x 9'00 (3.63m x 2.74m)

A versatile room, ideal as a home office, playroom or snug. Open plan leading in to:

## CONSERVATORY

14'07 x 13'01 (4.45m x 3.99m)

A bespoke Glevum conservatory with fully insulated tiled roof and French doors leading onto the rear patio - a perfect year-round garden room.

## KITCHEN

14'09 x 9'02 (4.50m x 2.79m)

L shape room. Recently fitted Howdens kitchen units with Neff oven, microwave, warming drawer and dishwasher. Front aspect windows and access to the dining area and rear lobby.

## DINING ROOM

17'00 x 8'06 (5.18m x 2.59m)

Large dining area with further worktop space and kitchen units, a flexible extension of the kitchen.

## REAR LOBBY

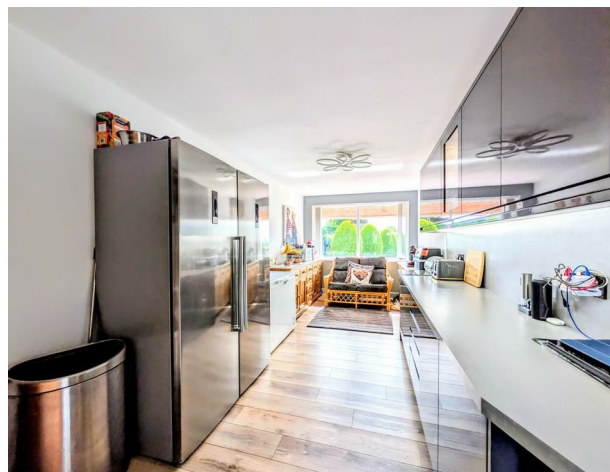
Additional worktop space with plumbing for laundry appliances and door to the side of the property leading to the garden.

## CLOAKROOM

Wash basin and WC.

## LANDING

Light-filled landing with storage and access to loft.



## BEDROOM ONE

11'08 x 10'06 (3.56m x 3.20m)

Front aspect with bespoke Sharps fitted wardrobes and countryside views.

## BEDROOM TWO

12'08 x 11'11 (3.86m x 3.63m)

Rear aspect overlooking the garden.

## BEDROOM THREE

12'10 x 8'05 (3.91m x 2.57m)

Front aspect with built-in storage.

## BATHROOM

17'11 x 9'00 (5.46m x 2.74m)

Stylish and exceptionally spacious family bathroom with spa bath, walk-in shower, WC, wash basin, tiled flooring and large airing cupboard housing the pressurised hot water cylinder.

## OUTSIDE

The property is set within a 0.4 acre plot, approached via a long private driveway providing ample parking and turning space. The front garden is laid to lawn with a mature weeping willow and formal borders.

To the rear, the gardens are a true highlight. Although extensive, they are easy to maintain, being mainly laid to lawn with landscaped seating terraces for outdoor dining and entertaining. A koi pond and Jacuzzi 355 hot tub (included subject to offer) add to the sense of relaxation and enjoyment, while mature borders and hedging ensure privacy.

The home also benefits from a wide range of outbuildings including a summer house, workshop, greenhouse, garden sheds and wood store, offering excellent storage and hobby opportunities.







## **ADDITIONAL BENEFITS**

- Planning in 2014 was granted to extend the ground floor to the front of the property. This has since lapsed however plans are available to view online.
- Gigaclear full fibre broadband
- Extensive upgrades to include:
  - New central heating boiler – December 2020
  - New kitchen and integrated appliances – September 2021
  - New conservatory – February 2022
  - New front and rear doors – February 2022
  - New windows to entire rear of house and on the front 3rd bedroom, landing and kitchen – February 2022
  - New radiators throughout ground floor – March 2022
  - Hot tub – October 2020

## **SERVICES**

Mains Water, Electricity, Drainage 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: F  
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

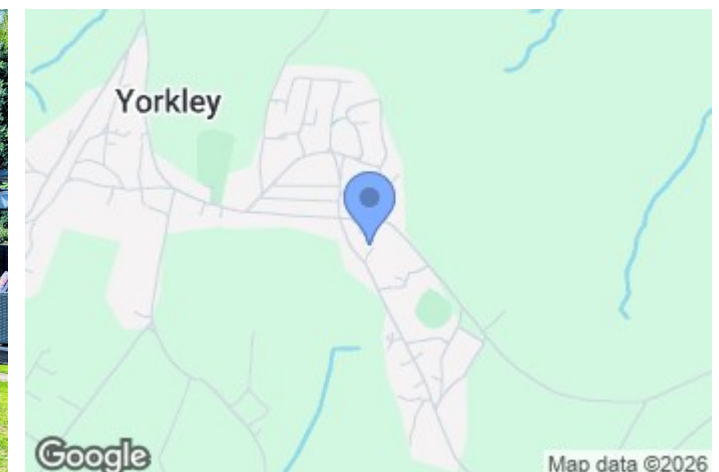
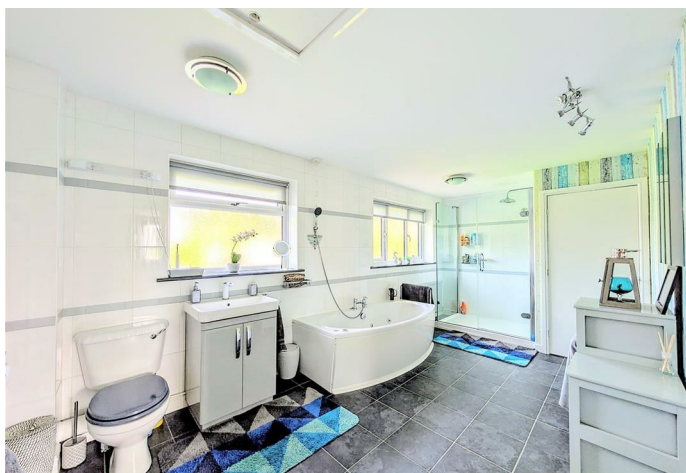
Upon reaching the village of Yorkley, with the doctors surgery on your left, continue down Bailey Hill and then turn right onto Old Croft Road. Continue along this road where the property can be found on your left hand side via our 'For Sale' board.

## PROPERTY SURVEYS

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

## AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.







GROUND FLOOR  
1040 sq.ft. (96.6 sq.m.) approx.



1ST FLOOR  
723 sq.ft. (67.2 sq.m.) approx.



TOTAL FLOOR AREA: 1763 sq.ft. (163.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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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	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-64) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-64) <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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





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