



7 Brockhollands
Bream, Lydney GL15 4PP



STEVE GOOCH
ESTATE AGENTS | EST 1985

7 Brockhollands

Offers Over £300,000

Bream, Lydney GL15 4PP

This CHARMING THREE-BEDROOM COTTAGE offers CHARACTER FEATURES, TWO RECEPTION ROOMS, A BEAUTIFULLY LANDSCAPED AND GENEROUS 180 FT REAR GARDEN, STUNNING FAR-REACHING VIEWS . Having been lovingly maintained, the property combines period charm with practical family accommodation, while the exceptional rear garden enjoys a delightful outlook across the valley.

The village of Bream has a number of amenities including Shops, Post Office, Library, Chemist, Doctors Surgery, Primary School, Public House, Coffee Shop, Garage, Dog Groomers, Beauty Salon and Church.

The nearby market town of Coleford approximately 3½ miles away provide further facilities including secondary education, supermarkets, service stations and cinema. The market town of Lydney is approximately 2½ miles from Bream and has a comprehensive range of facilities.

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, two large supermarkets, service station, health centre and sport centre. Lydney is fortunate to have four schools within its bounds Dean Academy (comprehensive secondary school), Lydney C. Of E. Primary School, Primrose Hill County Primary School and Severnbanks Primary School.



ENTRANCE PORCH

3'3" x 14'7" (0.99m x 4.45m)

Accessed via a part-glazed uPVC door with wooden flooring, power points, night storage heater, stairs to the first floor and door into:

DINING ROOM

12'10" x 12'0" (3.91m x 3.66m)

Tiled flooring, feature fireplace housing a solid fuel Rayburn (currently disconnected), night storage heater, under stairs storage cupboard, coving, power points, rear aspect double glazed uPVC window and opening through to:

LOUNGE

12'1" x 9'10" (3.68m x 3.00m)

Wood effect flooring, feature fireplace with open fire, night storage heater, television point, power points, coving and front aspect double glazed uPVC window.

KITCHEN

10'5" x 7'11" (3.18m x 2.41m)

Fitted with a range of base, wall and drawer mounted units with wooden worktops, Belfast sink with mixer tap, integrated oven with four-ring electric hob, space for fridge/freezer, part tiled walls, appliance points, power points, night storage heater and rear aspect double glazed uPVC window.

UTILITY ROOM

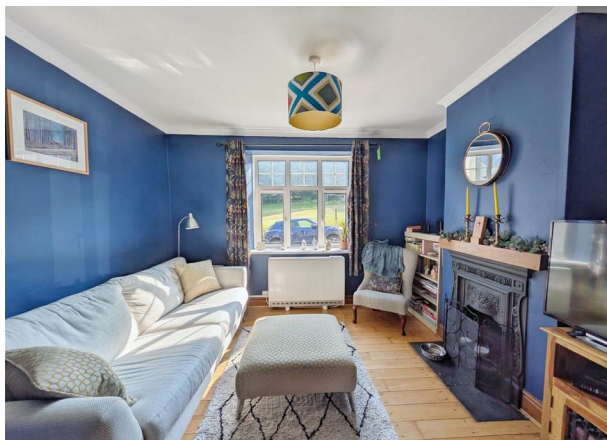
8'10" x 4'7" (2.69m x 1.40m)

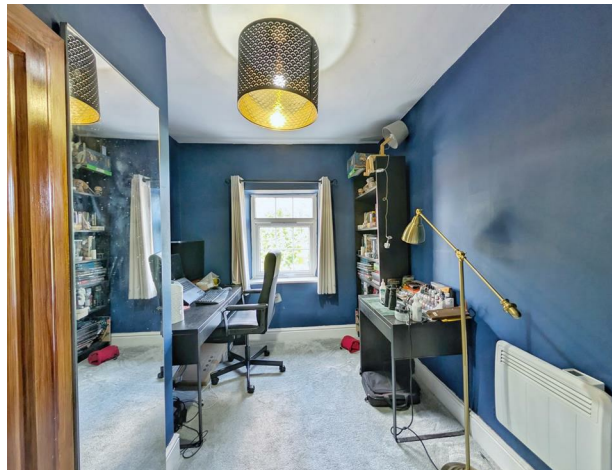
Work surface with space and plumbing for washing machine, space for tumble dryer, power points, part tiled walls, loft access, side aspect double glazed uPVC door to the garden and door into:

BATHROOM

8'4" x 7'11" (2.54m x 2.41m)

Suite comprising corner shower cubicle with electric shower, low level WC and pedestal wash hand basin. Heated towel rails, inset ceiling spotlights, extractor fan and rear aspect obscure double glazed uPVC window. Plumbing is in place should a bath be reinstated.





LANDING

Access to loft space and doors to all first floor rooms.

BEDROOM ONE

15'9" x 10'0" (4.80m x 3.05m)

Night storage heater, power points and two front aspect double glazed uPVC windows.

WC

3'8" x 2'7" (1.12m x 0.79m)

Low level WC, wall mounted wash hand basin and tiled walls.

BEDROOM TWO

12'9" x 9'1" (3.89m x 2.77m)

Night storage heater, picture rail, power points and rear aspect double glazed uPVC window.

BEDROOM THREE

10'6" x 8'0" (3.20m x 2.44m)

Night storage heater, built-in storage cupboard, airing cupboard housing the hot water tank and rear aspect double glazed uPVC window.

OUTSIDE

The rear garden is a real highlight of the property, being beautifully established and thoughtfully arranged into a number of individual areas. Immediately outside is a patio with outside tap, leading to further seating areas, timber sheds, bin storage and attractive winding pathways through mature flower beds. Towards the rear are generous lawned areas, mature shrubs and trees, together with a delightful fire pit/barbecue area, all enclosed by fencing.

A gated rear access provides practical access into the garden, with neighbouring properties benefiting from a right of way over a small section only. Beyond the garden is a field which the property owns approximately 10ft of, ensuring protected views across the valley towards Whitecroft and Pillowell.

AGENTS NOTES

Please note there is permitted access across all of the properties within the terrace.

SERVICES

Mains water, electricity and drainage.
Night storage heating.
Owned solar panels.

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 Water - Rates to be confirmed.

LOCAL AUTHORITY

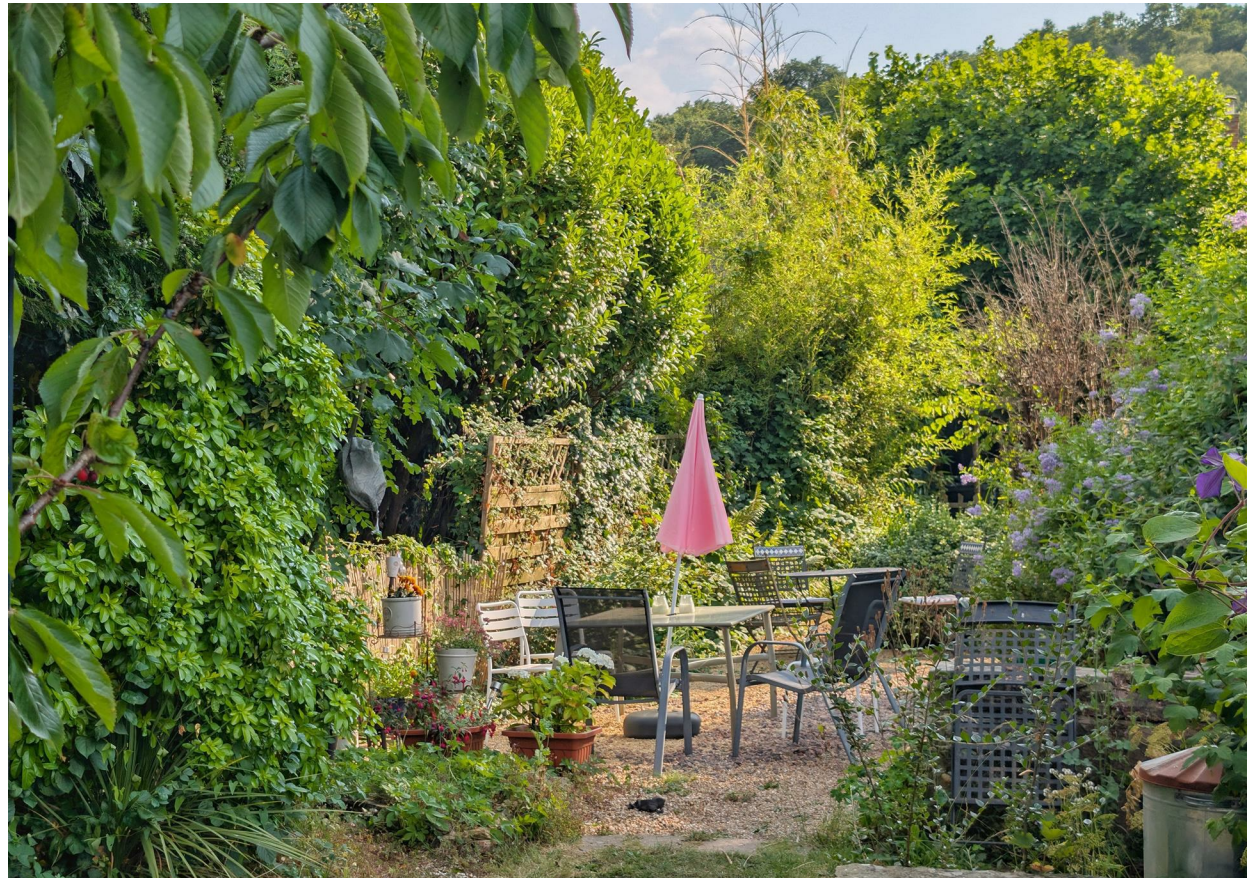
Council Tax Band: B
Forest of Dean District Council, Council Offices, High Street, Coleford,
Glos. GL16 8HG.

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, turn right at the traffic lights signposted Lydney/Chepstow. Once reaching the next set of traffic lights, proceed straight over and continue along for approximately 2 miles bearing left signposted Bream. Proceed along this road for approximately two miles passing the Maypole garage on your right hand side. After a short distance turn left into Bream High Street and continue along the road for approximately half a mile turning right into Brockhollands. Proceed along the road for approximately 1 - 2 miles where the property can be found along on the left hand side via our for sale board.

PROPERTY SURVEYS

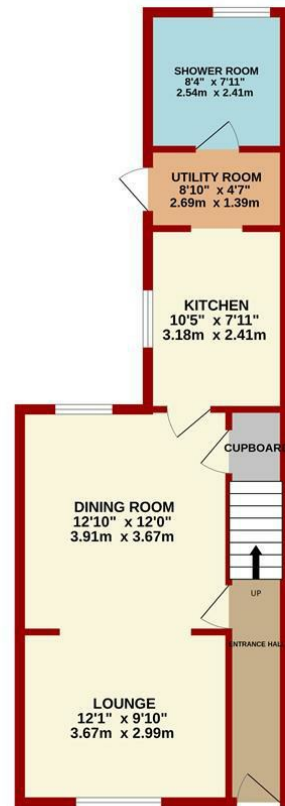
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)

AWAITING VENDOR APPROVAL

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



GROUND FLOOR
656 sq.ft. (60.9 sq.m.) approx.



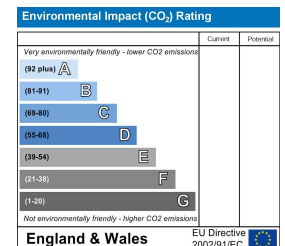
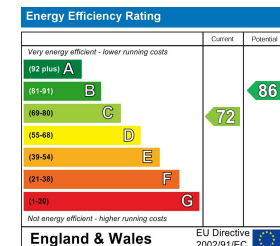
1ST FLOOR
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA: 1140 sq.ft. (105.9 sq.m.) approx.
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.





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