

Hillview

Lydbrook GL17 9LG

STEVE GOOCH
ESTATE AGENTS | EST 1985

Guide Price £274,000

A QUIRKY and THOROUGHLY CHARMING THREE/FOUR-BEDROOM MID-TERRACED 19TH CENTURY COTTAGE, located in the heart of LYDBROOK within the enchanting FOREST OF DEAN. This delightful property offers DECEPTIVELY SPACIOUS and VERSATILE ACCOMMODATION of Circa 1,280 SQ.FT, retaining many CHARACTER FEATURES, including FIREPLACES and SASH WINDOWS. There is a SMALL COURTYARD GARDEN to the rear accessed from the kitchen with a staircase that leads up to a GENEROUS GARDEN that ADJOINS WOODLAND, providing a tranquil outdoor space.

The accommodation is set out over THREE FLOORS with a 20FT. LOUNGE/DINER and 17FT. FITTED KITCHEN on the ground floor, 17.FT SITTING ROOM/BEDROOM, TWO FURTHER BEDROOMS and a BATHROOM on the first floor, and a 17.FT BEDROOM on the second floor.

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.

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.













Front aspect upvc door leads into;

LOUNGE/DINER
20'09 x 8'04 (6.32m x 2.54m)
Feature inglenook fireplace with stone hearth, radiator, laminate wood flooring, front aspect sash window, stairs lead to the first floor landing. Opens through to;

KITCHEN
17'03 x 9'06 (5.26m x 2.90m)
Fitted wall and base level units with laminate worktops and a stainless steel sink unit with drainer. Stainless steel electric range oven with gas hob, space and plumbing for a washing machine, fridge and freezer. Radiators, quarry tiled floor, wall mounted gas-fired boiler, rear aspect window and patio doors lead out to the courtyard garden.

FIRST FLOOR LANDING
Radiator, rear aspect window, stairs lead to the second floor bedroom, doors lead off to sitting room/bedroom, two further bedrooms and bathroom.

SITTING ROOM/BEDROOM
17'10 x 10'02 (5.44m x 3.10m)
Currently utilised as a sitting room however could be used as an additional spacious bedroom. Feature period cast iron fireplace on a slate hearth, radiator, two front aspect sash windows.

BEDROOM ONE
12'06 x 9'04 (3.81m x 2.84m)
Rear aspect sash window.

BEDROOM TWO
10'07 max x 7'09 max (3.23m max x 2.36m max)
Feature inglenook fireplace with inset cast iron grate, radiator, rear aspect skylight.

BATHROOM
9'11 x 5'05 (3.02m x 1.65m)
White three piece suite comprising bath with electric shower over and tiled surround, low level w.c, pedestal handbasin, radiator, extractor.

SECOND FLOOR BEDROOM
17'04 x 17'03 (5.28m x 5.26m)
Radiator, access to eaves storage, two rear aspect skylights.

OUTSIDE
A gate and low brick wall lead to a small front courtyard garden, providing access to the front door.

At the rear of the property is a private courtyard, accessible from the kitchen and ideal for relaxing. From here, there is a gated right of way across the rear of the neighbouring properties. A metal staircase leads up to a predominantly lawned garden, which features a large patio, a small shed, and attractive flower and shrub borders. The garden offers direct access to woodland, enhancing its peaceful setting.

AGENTS NOTE
Part of the property constitutes a flying freehold over a neighbouring property. Please seek financial advice if requiring a mortgage.

SERVICES
Mains water, drainage, electricity and gas.

Openreach in area- not connected to property.

WATER RATES
Severn Trent Water Authority - Rates to be confirmed

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

TENURE
Freehold

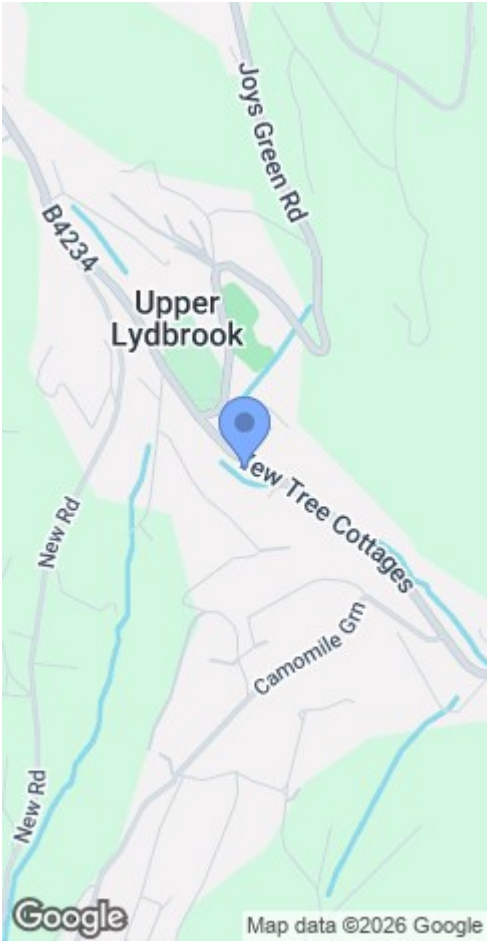
DIRECTIONS
From Mitcheldean proceed along the A4136 in the direction of Coleford, proceeding straight over the traffic lights at Nailbridge. Continue along for approximately 3 miles, turning right at the cross roads sign posted Lydbrook, proceed along this road where the property can then be found on the right hand side before the Church Road turning as signalled by our For Sale board.

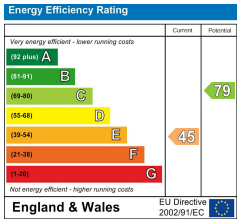
VIEWING
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

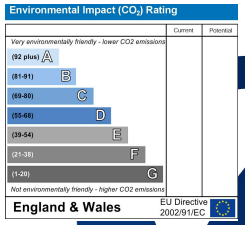
PROPERTY SURVEYS
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

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)









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.