



**Bunnys Wood
Yorkley Wood Road
Yorkley
Lydney
GL15 4TT**

Selling Price £765,000

Yorkley Wood is a beautiful semi-rural location nestled between the villages of Pillowell and Yorkley. This delightful country cottage stands in a large open garden in an elevated position with a superb panoramic view over the surrounding woodland of the Forest of Dean. The property is presented in excellent order and offers the most comfortable family accommodation. It has a tasteful modern interior combined with original character features. The spacious open plan kitchen/dining/family room opens into the large garden room, ideal for family gathering and entertaining. There are four bedrooms including the master suite. Outbuildings include detached stone sheds/storerooms and an attached two storey workshop. The large garden attracts sunshine for best part of the day and enjoys an outstanding view over the Forest of Dean. A very desirable location and close to a wide range of amenities. The property is available for sale with 'No Onward Chain'.

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Reception Hall

A spacious entrance hall with a wonderful view from the doorway. Stairs ascend to the first floor and doors lead to the sitting room and kitchen dining room.

Sitting Room

A lovely cosy room with a window overlooking the view. The wood burning stove provides a focal point. Open plan to the study area.

Study Area

A private space with a window to the rear

Kitchen/Dining Area

A spacious open plan kitchen sitting room which opens into the family room. Windows to front overlook the view and exposed beams add character. The kitchen has fully fitted shaker style cabinets and hardwood work surfaces. Integrated appliances include range cooker with Neff extraction, integrated dishwasher, fridge and freezer. A passage leads to the utility laundry area and double doors open into the garden room.

Family Room

A comfortable entertaining space leading off the kitchen dining area.

Garden Room

A wonderful place to sit and admire the outstanding view. French doors lead out onto a sunny patio.

Utility/Laundry Room

A practical area housing the central heating boiler and with plumbing for the washing machine. There are doors to the cloakroom and to the rear of the property.

Cloakroom

WC and wash basin.

Landing

Access to loft space, doors to bedrooms 1, 2, 3, 4 and family bathroom.

Bedroom 1

A good double bedrooms with a window to the front enjoying the lovely view. There is built in wardrobe space and an exposed stone wall with original cast iron fire basket, open to dressing room and en-suite.

Bedroom 1 Dressing Room

A neat area currently arranged as a useful dressing area which leads to the en-suite.

Bedroom 1 En-suite

A fully tiled modern en-suite shower room with large walk in shower enclosure with mains supply, WC and wash basin.

Bedroom 2

A peaceful dual aspect double bedroom with views over the garden and the view.

Bedroom 3

A good double bedroom with a window to the rear.

Bedroom 4

A quiet smaller bedroom perfect for a children's room with built in wardrobe space. Currently used as a hobby room by the present owners.

Family Bathroom

Window to front and access to the loft space. Useful built in airing cupboard and fitted bathroom furniture. Large walk in shower with mains supply, modern free standing bath, WC and wash basin.

Outbuildings

There are useful outbuildings;

In both corners of the garden are stone outbuildings, presently used as a gym and secure store room, each with a power supply. Attached to the house is a practical 2 storey workshop/storeroom with access to the lane.

Outside

There is gated access to the gravelled parking area and to the rear of the property. There is parking for three or four vehicles. The garden is mostly laid to lawn and enclosed with attractive forest stone walls. A flagstone terrace and patio extends along the front of the property providing a wonderful place to sit and enjoy beautiful sunsets over the west facing view.

Directions

What3Words - [///croutons.wiring.waltz](https://www.what3words.com/words/croutons.wiring.waltz)

From the middle of Yorkley village with the Bailey Inn on your right, drive in the direction of Lydney. After a short distance turn right into Yorkley Wood Road at the 30 speed limit sign. Follow the road around the sharp right hand bend. Drive downhill. The property is the last house on the right hand side about half way down the hill.

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