

2 Sycamore Cottage

Hewelsfield, Lydney GL15 6UR

STEVE GOOCH
ESTATE AGENTS | EST 1985

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Hewelsfield, Lydney GL15 6UR

£595,000

Dating back to the mid 1800's, this CHARMING PERIOD PROPERTY offers a wonderful blend of CHARACTER and SPACIOUS, VERSATILE ACCOMMODATION. The property benefits from THREE BEDROOMS in the MAIN HOUSE, a DETACHED DOUBLE GARAGE with a SELF-CONTAINED ONE-BEDROOM ANNEXE, extensive OFF-ROAD PARKING and a PLOT IN EXCESS OF HALF AN ACRE. Enjoying a delightful RURAL SETTING, the gardens back onto OPEN FIELDS and provide wonderful COUNTRYSIDE VIEWS, together with fantastic OUTDOOR ENTERTAINING SPACE.

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.





GROUND FLOOR

ENTRANCE PORCH
4'4" x 2'8" (1.32m x 0.81m)
Accessed via a part-glazed wooden entrance door, the porch has tiled flooring, side aspect part-glazed windows and a further wooden door leading into the lounge.

LOUNGE
25'8" x 10'10" (7.82m x 3.30m)
A lovely characterful reception room featuring an attractive stone fireplace with an inset log-burning stove. There are two front aspect double-glazed UPVC windows with fitted shutters, radiators, power points and a wooden door leading through to the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM
13'1" x 11'0" (3.99m x 3.35m)
Fitted with a range of base, wall and drawer-mounted units with wooden block worktops incorporating a one-and-a-half bowl, single drainer sink unit with mixer tap. There is space for a range cooker with stainless steel extractor hood above, space and plumbing for a washing machine, space for a fridge/freezer and an integrated dishwasher. Further features include a lovely larder storage cupboard, breakfast bar, appliance points, inset ceiling spotlights and tiled flooring. Side and rear aspect double-glazed UPVC windows provide natural light, whilst a part-glazed wooden door opens out onto the courtyard.

DINING ROOM
19'3" x 11'1" (5.87m x 3.38m)
A spacious dining room with wooden flooring, radiator, power points and attractive decorative wall panelling. There is a door leading to an understairs storage cupboard and two rear aspect double-glazed UPVC windows. Stairs lead to the first floor.

FIRST FLOOR

LANDING
9'4" x 11'1" (2.84m x 3.38m)
A particularly spacious landing offering excellent versatility, currently arranged as a snug area with seating and bookcases, providing an ideal additional space for relaxing or reading. Features include original floorboards, exposed beam, radiator, power points, access to loft space and a rear aspect double-glazed UPVC window.

BEDROOM ONE
15'5" x 10'10" (4.70m x 3.30m)
A generous principal bedroom with original floorboards, radiator, power points and two front aspect double-glazed UPVC windows enjoying fantastic views across the surrounding farmland and countryside.







BEDROOM TWO
13'3" x 11'4" (4.04m x 3.45m)
A further good-sized bedroom with original floorboards, radiator, power points and a side aspect double-glazed UPVC window overlooking the garden.

BEDROOM THREE
10'9" x 8'8" (3.28m x 2.64m)
With radiator, power points, inset ceiling spotlights, access to loft space and a front aspect double-glazed UPVC window.

BATHROOM
11'0" x 9'5" (3.35m x 2.87m)
A beautifully refitted and particularly attractive bathroom comprising a walk-in shower enclosure with tiled surrounds and mains shower, a traditional roll-top clawfoot bath, and a characterful vanity unit with decorative wash hand basin and storage beneath. Further features include a radiator, inset ceiling spotlights, exposed beam, useful storage cupboard and a rear aspect frosted double-glazed UPVC window.

OUTSIDE

COURTYARD & UTILITY ROOM
Accessed from the kitchen, a lovely enclosed courtyard provides a covered seating area, outside power points and access to the utility room.

UTILITY ROOM
4'3" x 7'0" (1.30m x 2.13m)
Fitted with a WC and space and plumbing for a washing machine.

STORAGE SHED
15'2" x 7'5" (4.62m x 2.26m)
Adjoining the utility room and providing useful additional storage.

The courtyard also features an attractive traditional well with a pump, alongside the outside oil-fired boiler, which was replaced approximately two years ago.

DRIVEWAY AND DOUBLE GARAGE
Accessed from the lane via double wooden gates, a sweeping driveway provides extensive parking for several vehicles and leads up to the detached double garage.

DETACHED DOUBLE GARAGE
18'4" x 21'2' (5.59m x 6.45m')
Fitted with an electric roller door, power and lighting, together with a particularly useful vehicle inspection pit. A side entrance door leads into a hallway with power points and stairs rising to the self-contained annexe. There is also a separate door providing access to the ground floor shower room.

ANNEXE















SHOWER ROOM
16'2" x 15'7" (4.93m x 4.75m)
Situated on the ground floor of the annexe, comprising a walk-in shower with electric shower and tiled surrounds, WC and a wall-mounted wash hand basin with tiled splashback. Further features include tiled flooring and a radiator.

SITTING ROOM
16'6" x 10'10" (5.03m x 3.30m)
Situated on the first floor of the annexe, with radiator, power points, Velux roof light with fitted blind, access to eaves storage and a door leading through to the bedroom.

BEDROOM
10'10" x 7'9" (3.30m x 2.36m)
With radiator, power points, inset ceiling spotlights, Velux roof light with fitted blind and access to eaves storage.

GARDENS
The property occupies a generous plot extending to in excess of half an acre, offering a wonderful combination of lawned gardens, mature planting, woodland and outdoor entertaining areas.
To the front, a pedestrian gate from the lane opens onto a decorative stone pathway leading to the entrance porch. The garden is enclosed by attractive traditional stone walling and features a variety of mature shrubs and trees.
The driveway sweeps around towards the detached garage, with a further gate providing access to the courtyard.
To the left-hand side of the property, the gardens open out into an extensive and particularly attractive area, predominantly laid to lawn with mature trees, established planting and areas of woodland. There is also a garden shed and plenty of scope for further landscaping or outdoor enjoyment.
The rear of the garden backs directly onto open fields, creating a wonderful sense of privacy and an attractive rural outlook.
Towards the far end of the garden, there is a further substantial decked seating area, positioned to enjoy the afternoon and evening sunshine. This west-facing entertaining space incorporates a covered barbecue area and pizza oven, making it an ideal setting for entertaining friends and family whilst enjoying the far-reaching views across the neighbouring fields and spectacular sunsets.

SERVICES
Mains - Water and Electricity
Septic Tank
Oil heating

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 are to be confirmed



LOCAL AUTHORITY
Council Tax Band: D
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
What3Words: ///raven.push.roses

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.











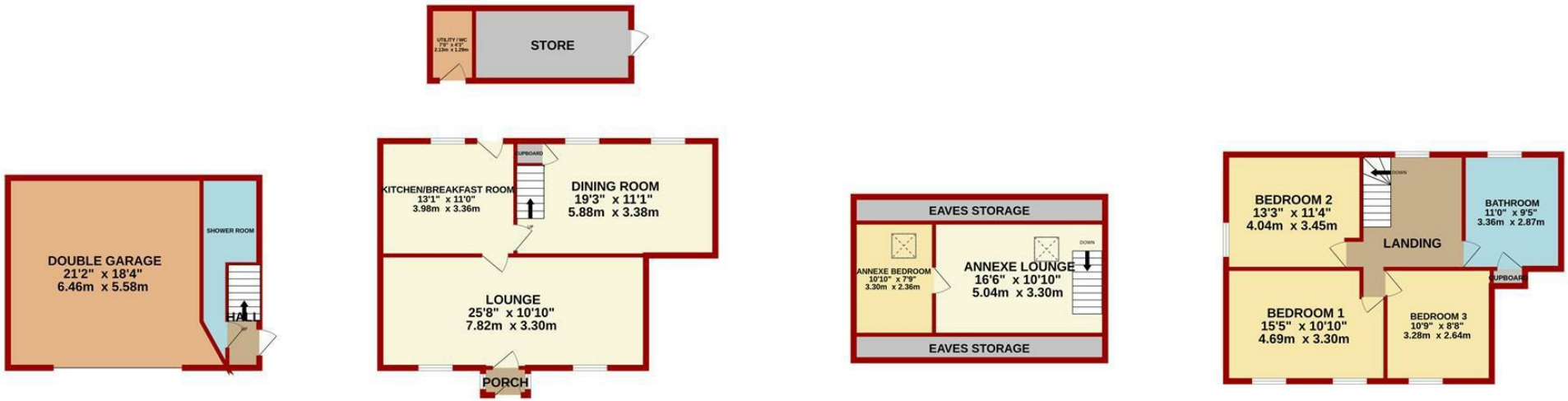






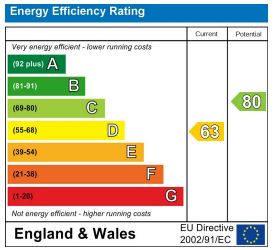
GROUND FLOOR
1227 sq.ft. (114.0 sq.m.) approx.

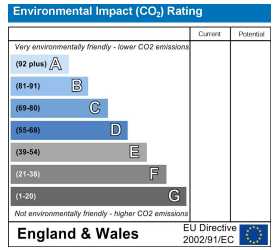
1ST FLOOR
1023 sq.ft. (95.0 sq.m.) approx.



TOTAL FLOOR AREA : 2249 sq.ft. (209.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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