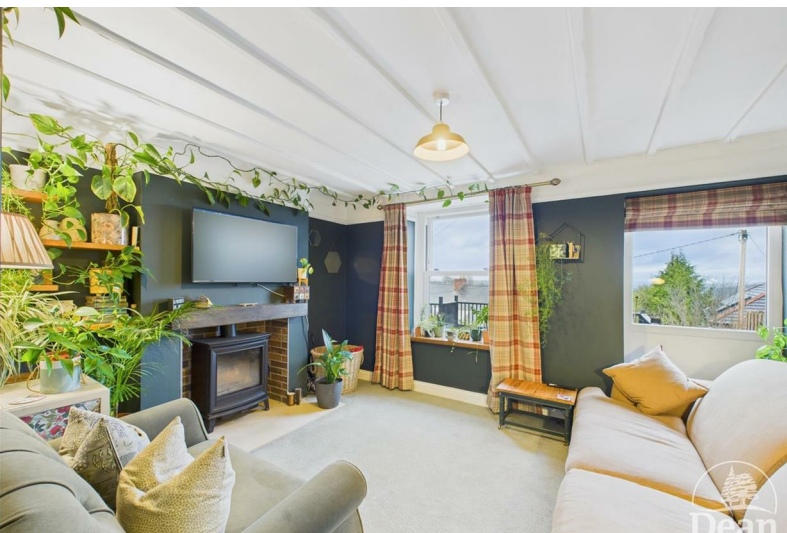




Joys Green Road

Lydbrook, Gloucestershire, GL17 9SX

£392,000



A delightful elevated cottage near Lydbrook, boasting stunning far-reaching views across the Wye Valley and the Forest of Dean. Occupying a plot of approximately one third of an acre, this characterful home dates back to around 1860 and has been tastefully updated over the years while still retaining many charming original features.

Beautifully presented throughout, the accommodation includes a farmhouse-style kitchen with a spacious pantry, two reception rooms comprising a cosy lounge with woodburner and a separate dining room, as well as a useful ground floor cloakroom. Upstairs, there are three bedrooms, one of which is currently used as a home office, along with a stylish modern family bathroom. To the rear, a boot room provides access to the outside and also offers a practical utility space.

Outside, a terrace creates the perfect spot for seating and enjoying the exceptional views, with further garden areas including raised beds and a woodland section adding to the appeal. The property also offers ample off-road parking, a garage and a separate workshop.

Lydbrook is an excellent choice for lovers of the outdoors, with woodland walks and beautiful scenery right on the doorstep. The village itself offers a selection of everyday amenities including a convenience store, two public houses, two takeaways and a church.



Approached via a composite door into:

Kitchen:

9'10" x 9'8" (3.00m x 2.96m)

A range of eye level & base units, electric hob and oven with extractor hood, one and a half bowl sink with drainer unit & mixer tap, double glazed UPVC window to front aspect, integrated dishwasher, power & lighting, two pantry style cupboards, one with shelving & space for a fridge/freezer with lighting (1.96m x 0.85m) and the other with shelving & power, double panelled radiator.

Hallway:

5'11" x 3'9" (1.81m x 1.15m)

Door to rear, doors to cloakroom & dining room, power & lighting.

Cloakroom:

6'5" x 3'9" (1.97m x 1.15m)

W.C., radiator, double glazed UPVC window, hand wash basin, extractor fan, lighting.

Dining Room:

12'6" x 10'0" (3.83m x 3.05m)

Stairs to first floor landing, double glazed UPVC window, radiator, power & lighting.

Lounge:

12'11" x 10'4" (3.94m x 3.17m)

Double glazed UPVC window to front aspect, power & lighting, TV point, wood burner.

First Floor Landing:

15'11" x 2'11" (4.87m x 0.91m)

Doors to bedrooms & bathroom, double glazed UPVC window to rear aspect, loft access, smoke alarm, power & lighting.

Bedroom One:

12'9" x 10'1" (3.90m x 3.09m)

Double glazed UPVC window to front aspect, radiator, power & lighting.

Bedroom Two:

10'10" x 8'7" (3.31m x 2.64m)

Radiator, double glazed UPVC window to front aspect, built in wardrobes, power & lighting, loft access.

Bedroom Three/Office:

10'0" x 6'8" (3.05m x 2.05m)

Radiator, double glazed UPVC window, power & lighting, internal window to hallway, door to boot room.

Bathroom:

8'4" x 5'1" (2.56m x 1.56m)

W.C., vanity unit with inset hand wash basin, double glazed UPVC frosted window, radiator, panelled bath with shower over, extractor fan, lighting.

Boot Room:

7'7" x 7'3" (2.33m x 2.23m)

Down a few steps brings you to the boot room which has a door to the rear garden. Double glazed UPVC window, power & lighting, consumer unit.

Utility Room:

5'0" x 4'6" (1.53m x 1.38m)

A range of eye level & base units, space & plumbing for a washing machine.

Workshop:
18'5" x 13'8" (5.63m x 4.18m)
Wooden door into workshop, windows, lighting and power, worktop benches, door to garage.

Garage:
18'7" x 12'1" (5.68m x 3.70m)
Currently being used as a home gym, electric roller door, power & lighting.

Outside:
To the front of the property there is a sun terrace offering stunning views of the Wye Valley and beyond, steps down lead to a series of different levels and a greenhouse. From the terrace there is access to the side patio with raised beds, there is an additional patio with a pergola perfect for relaxing and rear access to the property.

The lower tier has some mature bushes like lilac and dog wood and has been sown with wildflower seed.

The next tier has a timber framed greenhouse set in a foundation with a rose bed, young fig tree and scope for more.

The tier around the house has a large patio with views out to the Black Mountains and down the the river Wye. There is a small wildlife pond amongst the flower beds and lots of space for dinning and entertaining with the spectacular out look.

Alongside the house are raised veg and herb beds, in front of another tier which has a pergola enveloped in a Wisteria providing a shady seating area. This area also has a log shed with strawberry bed atop.

The garden continues to a lawn with flower beds and wildlife pond with a better vantage point for the views. A large workshop, garage and tool store. Gated parking for 2/3 cars.

Behind the workshop is a hidden dingle in the woods prime to be utilised as a sanctuary where a hot tub could be added.



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Road Map



Hybrid Map



Terrain Map



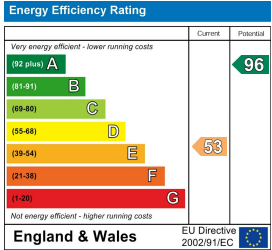
Floor Plan



Viewing

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Energy Efficiency Graph



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