Lansdown House Lansdown Walk
Bream, Lydney GL15 6NE

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ESTATE AGENTS | EST 1985

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Guide Price £600,000

Lansdown House is a particularly appealing and versatile character property, offering GENEROUS AND FLEXIBLE ACCOMMODATION, a SUPERB RECENTLY REFITTED KITCHEN, MULTIPLE RECEPTION ROOMS and THREE DOUBLE BEDROOMS, alongside the added benefit of a GROUND-FLOOR STUDY/BEDROOM FOUR. The PRIVATE WRAPAROUND GARDEN, EXTENSIVE PARKING and ATTACHED STONE BARN with potential for alternative use make this a property with plenty to offer both now and in the future.

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

ENTRANCE HALLWAY

Accessed via a part-glazed UPVC door, with radiator, power points, stairs to the first floor, useful under-stairs storage cupboard and doors leading to the principal ground-floor accommodation.

DINING ROOM

12'0" x 10'8" (3.66m x 3.25m)

A bright and characterful reception room with radiator, power points, inset ceiling spotlights and rear-aspect double-glazed UPVC window with fitted shutters. An open doorway leads through to the kitchen.

KITCHEN/DINING/ENTERTAINING AREA

20'9" x 18'0" (6.32m x 5.49m)

A superb recently fitted L-shaped kitchen, combining contemporary styling with character features. The kitchen comprises contrasting dark navy and light grey units with a mixture of wooden block and contrasting worktops, Belfast sink with mixer tap, integrated dishwasher, larder storage, range cooker with extractor, further food preparation sink, integrated NEFF wine fridge, breakfast bar, bin storage and space for an American-style fridge/freezer. There are inset ceiling spotlights, radiator, numerous power and appliance points and an excellent amount of storage.
A beautiful exposed stone wall provides a characterful focal point, whilst the central island is complemented by designer pendant lighting. Bi-folding doors open onto the patio and garden, creating a superb space for entertaining.

BOILER CUPBOARD

8'4" x 2'3" (2.54m x 0.69m)

Housing the oil boiler and pressurised hot water cylinder, with power points.

UTILITY/SHOWER ROOM

9'1" x 7'4" (2.77m x 2.24m)

Fitted with wooden block worktops, base-mounted units, Belfast sink with mixer tap, tiled splashback, heated towel radiator, WC and enclosed shower with mains-fed shower. Inset ceiling spotlights and loft access.

SNUG
12'0" x 11'8" (3.66m x 3.56m)
A cosy and inviting reception room with radiator, power points, television point, inset log burning stove with oak mantel, rear-aspect double-glazed UPVC window with fitted shutters and glazed sliding doors leading through to the lounge.

LOUNGE
11'10" x 11'9" (3.61m x 3.58m)
Featuring a cast iron radiator, power points, attractive wall panelling and picture lights, together with a superb front-aspect floor-to-ceiling double-glazed UPVC window.

STUDY/BEDROOM FOUR
12'0" x 10'7" (3.66m x 3.23m)
A versatile additional reception room or ground-floor bedroom, with cast iron radiator, power points, fitted storage cupboards and floor-to-ceiling front-aspect double-glazed UPVC window.

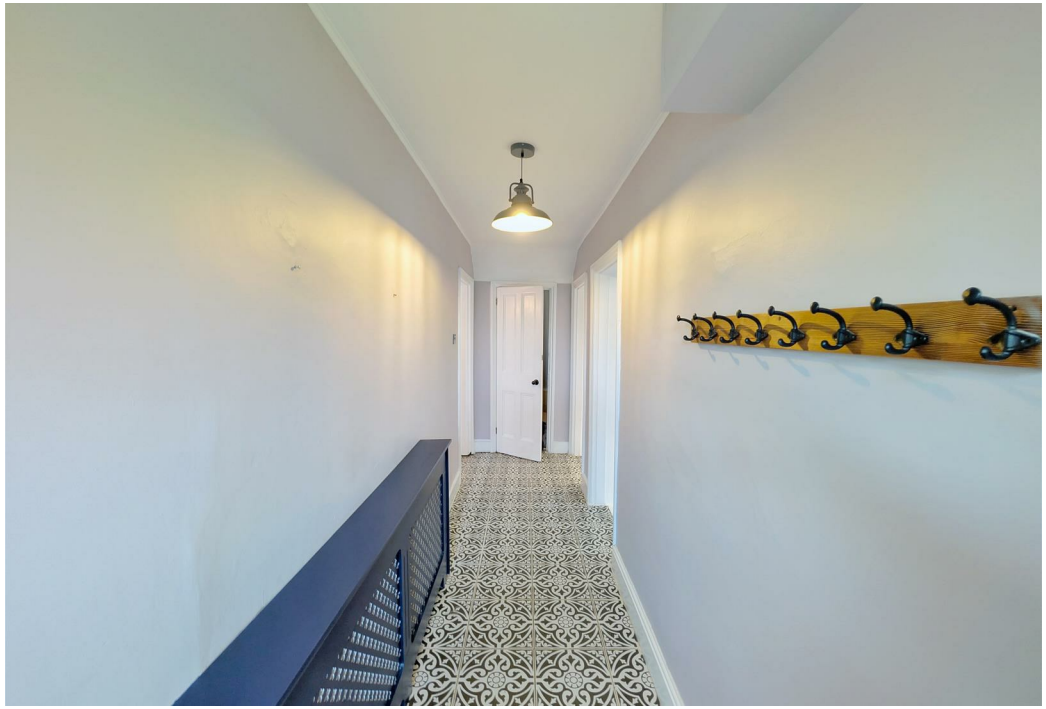
FIRST FLOOR LANDING
With radiator, inset ceiling spotlights, front and rear-aspect double-glazed UPVC windows and doors to all bedrooms and bathroom.

BEDROOM ONE
12'1" x 11'4" (3.68m x 3.45m)
A spacious double bedroom with radiator, power points, bedside lighting, USB charging points, loft access, inset ceiling spotlights and rear-aspect double-glazed UPVC window.

BEDROOM TWO
12'1" x 11'10" (3.68m x 3.61m)
Another excellent double bedroom with radiator, power points, USB charging points, feature fireplace, loft access and rear-aspect double-glazed UPVC window.

BEDROOM THREE
12'0" x 9'6" (3.66m x 2.90m)
Double bedroom with radiator, power points, bedside lighting, USB charging points, inset ceiling spotlights, sliding doors to built-in wardrobes and front-aspect double-glazed UPVC window.

FAMILY BATHROOM
11'8" x 11'8" (3.56m x 3.56m)
A beautifully appointed bathroom comprising freestanding bath with shower over and attractive stone-effect backdrop, his-and-hers designer sink unit with tiled splashback, walk-in mains-fed shower, WC, part-tiled walls, two heated towel radiators, inset ceiling spotlights and front-aspect double-glazed UPVC window with fitted shutters.



OUTSIDE

The property is approached through double wooden gates, opening onto a generous off-road parking area with space for numerous vehicles. This leads to the attached stone barn. The garden wraps around the property and is predominantly laid to lawn, with paved and decked seating areas providing excellent spaces for outdoor entertaining. There is also a greenhouse, small orchard containing pear and apple trees, garden shed, bin store and log store. The elevated seating areas enjoy a lovely outlook across the valley towards Whitecroft, whilst the garden itself is particularly PRIVATE AND SECLUDED. There is further gated pedestrian access leading directly onto the lane to the rear of the property.

BARN

15'7" x 10'10" (4.75m x 3.30m)

With an impressive 18'5" height into the apex, meaning potential for a two-storey conversion. The barn offers considerable versatility and scope for redevelopment, subject to the necessary consents, potentially providing an annexe, holiday let, studio, workshop or additional living accommodation (subject to the relevant permissions).

SERVICES

Mains gas, electricity and water.
Oil fuelled 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 to be confirmed.

LOCAL AUTHORITY

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

TENURE

Freehold.

VIEWINGS

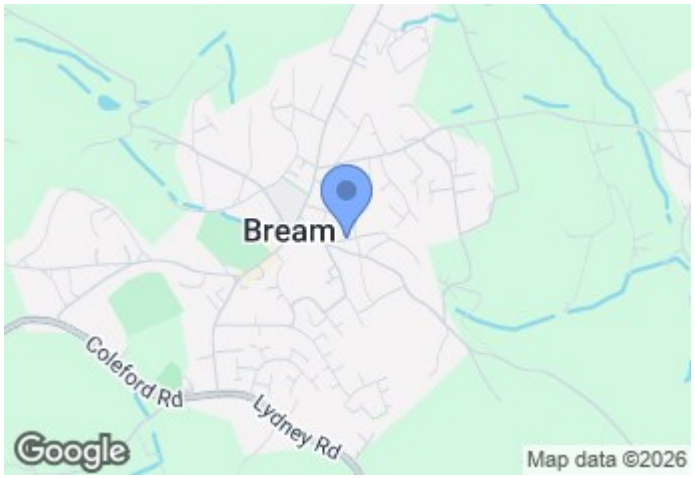
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

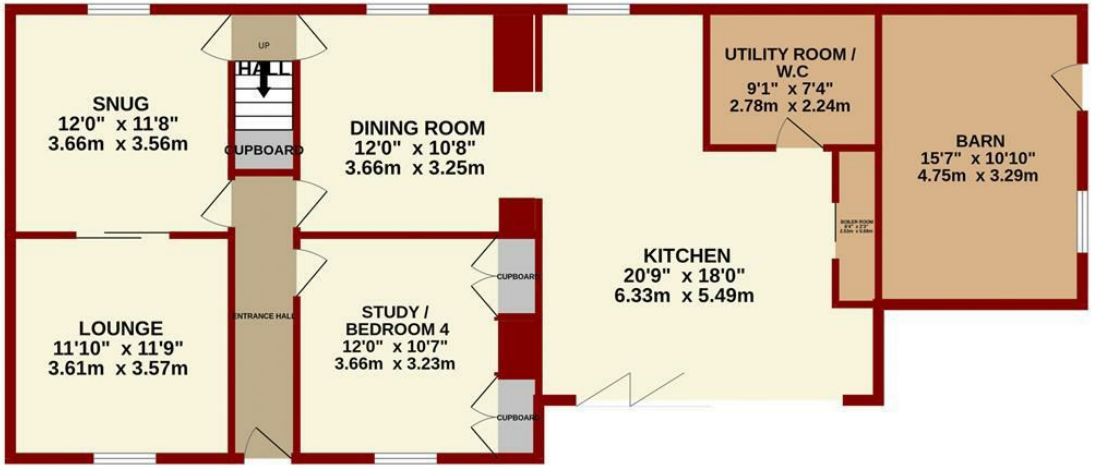
On reaching the village of Bream take the turning right just before the Maypole Garage into the High Street and continue along this road before taking the third right behind the shop. Continue on this road, passing the Chapel on your left and then take the second turning left into Lansdown Walk, follow the road around where the property can be found on the left hand side via our for sale board.

PROPERTY SURVEYS

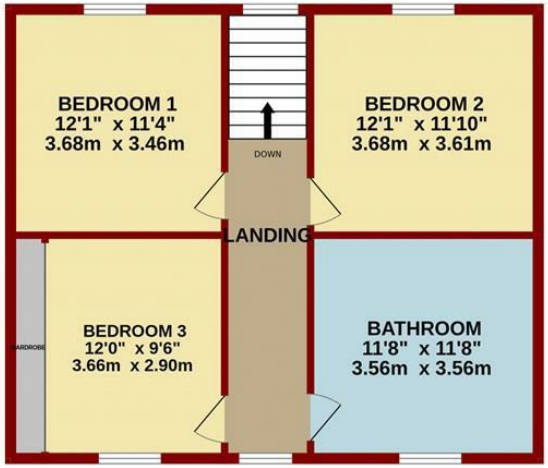
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)



GROUND FLOOR
1277 sq.ft. (118.6 sq.m.) approx.



1ST FLOOR
724 sq.ft. (67.3 sq.m.) approx.



TOTAL FLOOR AREA : 2001 sq.ft. (185.9 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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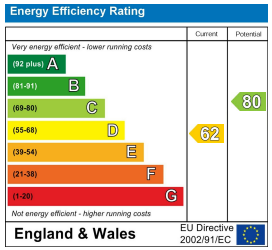

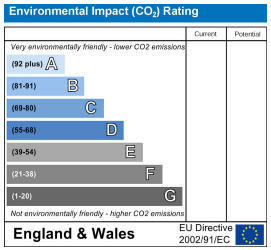

MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.