

The Old Apothecary Central Lydbrook

Lydbrook GL17 9PP

STEVE GOOCH
ESTATE AGENTS | EST 1985

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Guide Price £290,000

A CHARMING and DECEPTIVELY SPACIOUS THREE DOUBLE BEDROOM SEMI-DETACHED PROPERTY boasting MULTIPLE RECEPTION ROOMS including a 24FT. LOUNGE/DINER conveniently located in the heart of Lydbrook village. This versatile late 19th century home offers flexible accommodation IDEAL FOR FAMILIES, and has POTENTIAL TO CONVERT THE SPACIOUS LOFT (STPP) into additional living space. Additionally a GOOD SIZE REAR GARDEN also benefits from OUTBUILDINGS to include a GARDEN ROOM with POTENTIAL TO CONVERT to a STUDIO room or HOME OFFICE.

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 7 miles (11 kms) south of the market town of Ross-on-Wye.

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. The village hosts various events throughout the year, including festivals and community gatherings.



A solid wood door leads into:

LOUNGE/DINING ROOM
24'5" x 13'4" (7.44m x 4.06m)
A light and spacious room with two large front aspect windows, radiators, a door leads to;

INNER HALL
Stairs ascend to the first floor, doors lead off to the sitting room and additional reception room.

SITTING ROOM
10'9" 11'7" (3.28m 3.53m)
A comfortable room with a feature fireplace with tiled hearth and surround and a wooden mantle, radiator, side aspect window, doors lead off to dining room and kitchen.

DINING ROOM
7'10" x 8'6" (2.39m x 2.59m)
Radiator, dual aspect windows overlooking the garden.

KITCHEN
8'9" x 8'10" (2.67m x 2.69m)
Comprising a range of fully fitted wall and base level worktops with laminate worktops and tiled splash-backs, inset stainless steel sink unit with drainer, space for a freestanding gas cooker, washing machine, slimline dishwasher and fridge/freezer. Radiator, tiled flooring, under-stairs storage cupboard, two rear aspect windows overlooking the garden, door leads out to the garden.

ADDITIONAL RECEPTION ROOM
8'3" x 8'10" (2.51m x 2.69m)
A useful space that could be utilised as a study or play room with a built-in storage cupboard, radiator, quarry tiled flooring.

LANDING
Rear aspect window overlooking the garden, loft hatch with ladder leads to the insulated and boarded loft space, doors lead off to the three double bedrooms and bathroom.













BEDROOM ONE
14'0" x 10'8" (4.27m x 3.25m)
Radiators, two front aspect windows.

BEDROOM TWO
10'10" x 11'8" (3.30m x 3.56m)
Radiator, built-in cupboard, front aspect window.

BEDROOM THREE
9'11" x 13'5" (3.02m x 4.09m)
Feature decorative fireplace, radiator, rear aspect window.

BATHROOM
7'3" x 8'9" (2.21m x 2.67m)
Comprising a four piece suite to include a panelled bath with electric shower over, walk-in mains fed corner shower cubicle, close coupled w.c and pedestal washbasin unit. Additionally there is a built-in airing cupboard, radiator and an obscured rear aspect window.

OUTSIDE
A side gate leads to the private rear garden having an assortment of attractive flowers and shrubs, seating areas and a pond. Useful outbuildings include a wood shed, workshop and garden room with potential to convert to a home office.

DIRECTIONS
From the Mitcheldean office proceed to the mini roundabout turning right onto the A4136 towards Cinderford, continue over Plump Hill and upon reaching the traffic lights at Nailbridge proceed straight over, continue along the A4136 passing through the small village of Brierley and turn right at the Mirey Stock cross roads signposted Lydbrook. Continue into the centre of the village where the property can be found on the right just before the shop and community centre.

SERVICES
Mains electricity, gas, water and sewerage. Broadband is not connected but Gigaclear is in the area.

WATER RATES
Severn Trent Water Authority - Rate TBC

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

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)

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.

TENURE
Freehold

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

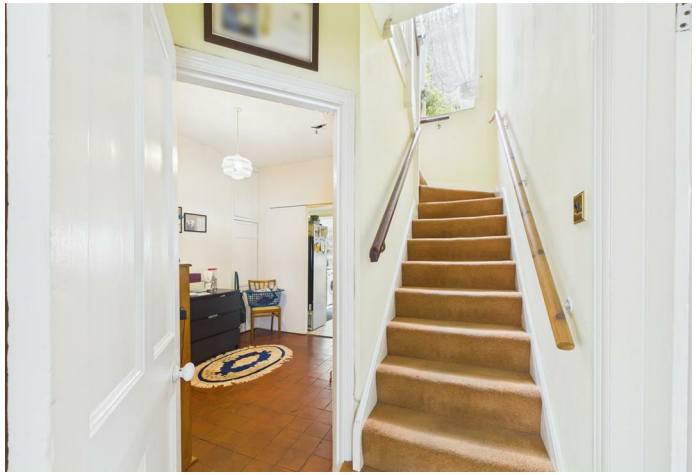
VIEWING
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.





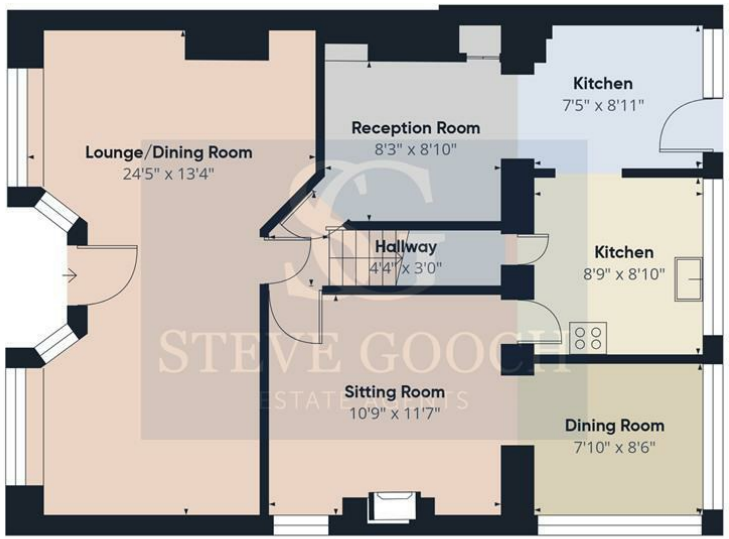




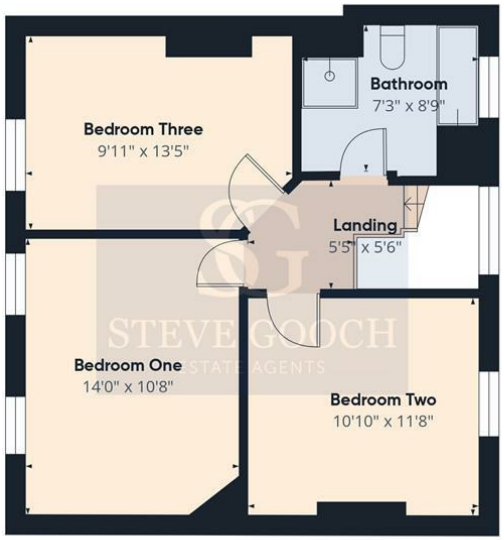





Lower
Lydbrook
Lydbrook
Joys Green Rd
B4234
Google
Map data ©2026 Google



Floor 0



Floor 1



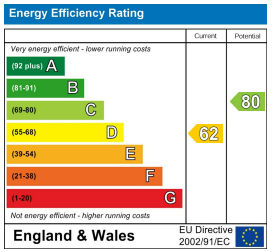
Approximate total area[1]

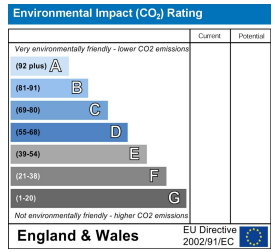
1217 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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.

