



Joys Green Road

Lydbrook, GL17 9SX

£375,000

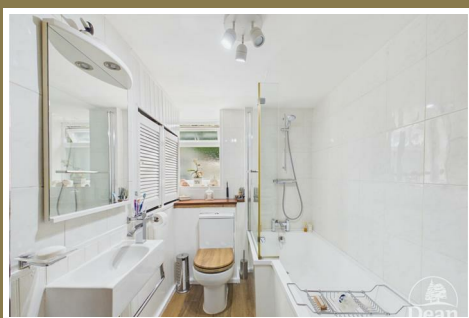
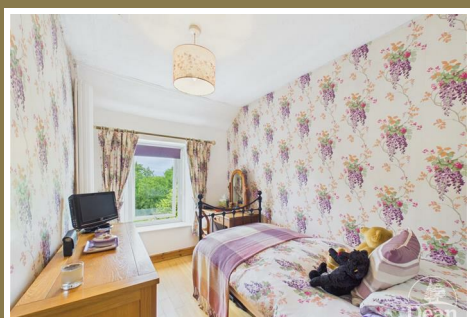


A charming & characterful three bedroom cottage set within beautifully established gardens & enjoying a peaceful woodland backdrop. This delightful home offers a wonderful blend of cosy living spaces, attractive outdoor areas and a tranquil setting, ideal for those seeking countryside surroundings with plenty of charm.

The accommodation comprises a welcoming lounge featuring a wood burning stove, creating a warm and inviting focal point, alongside a separate dining room perfect for entertaining and family meals. The kitchen is fitted with a range of units, wooden worktops and a range-style cooker, while the conservatory provides a lovely additional reception space enjoying elevated views across the gardens and surrounding greenery. To the first floor are three bedrooms, all enjoying pleasant outlooks over the gardens and woodland beyond, with a useful landing area currently utilised as a study space. The bathroom is conveniently located on the ground floor and is fitted with a modern white suite.

Outside, the property truly comes into its own with stunning landscaped gardens filled with mature shrubs, colourful flowers, established trees and winding pathways. There are lawned areas, patio seating spaces & an abundance of planting creating a peaceful & private setting throughout. A polytunnel & greenhouse provide excellent space for keen gardeners, while the woodland surroundings offer a wonderful sense of seclusion & natural beauty. The gardens back directly onto woodland, creating a picturesque backdrop all year round.

This is a fantastic opportunity to acquire a charming cottage in an idyllic setting, offering character, privacy & beautifully maintained gardens.



Approached via UPVC double glazed front door into:

Conservatory/Porch:

13'3" x 5'1" (4.06m x 1.56m)

Double glazed UPVC windows surrounding, door to lounge.

Lounge:

12'3" x 10'0" (3.75m x 3.07m)

Feature woodburner, double glazed UPVC window to front aspect, radiator, power & lighting, door to dining room.

Dining Room:

16'0" x 6'9" (4.89m x 2.08m)

Stairs to first floor landing, archway to kitchen, door to bathroom, power & lighting, radiator.

Kitchen:

10'4" x 6'10" (3.15m x 2.09m)

A range of wall units & base units, double glazed UPVC window, induction Smeg range with two ovens and extractor hood above, space for fridge/freezer, space for dishwasher, large sink, power & lighting.

Bathroom:

8'5" x 5'8" (2.59m x 1.73m)

A white suite comprising of a P shaped bath with

shower above, W.C. & hand wash basin, heated towel rail, wall tiling, frosted double glazed UPVC window, lighting.

First Floor Landing:

7'7" x 7'2" (2.32m x 2.19m)

Double glazed UPVC window, exposed stone walling, power & lighting, doors to bedrooms.

Bedroom One:

10'2" x 9'4" (3.12m x 2.87m)

Double glazed UPVC window, power & lighting, built in wardrobes.

Bedroom Two:

10'0" x 6'7" (3.07m x 2.03m)

Double glazed UPVC window, power & lighting, radiator.

Bedroom Three:

8'8" x 6'11" (2.66m x 2.12m)

Double glazed UPVC window, exposed stone walling, power & lighting, radiator.

Outside:

The gardens are a true standout feature of the property, beautifully established and lovingly maintained to create a peaceful and picturesque outdoor setting. Bursting with colour and character, the grounds enjoy an impressive array of mature shrubs, vibrant flowers and established planting,

providing year-round interest and a wonderful sense of privacy.

Perfect for keen gardeners and those looking to embrace a more self-sufficient lifestyle, the garden also benefits from a polytunnel and two greenhouses, offering excellent growing space for flowers, fruit and vegetables alike.

Backing onto beautiful woodland views, the outdoor space enjoys a tranquil backdrop, creating an idyllic environment to relax and unwind. There are several lawned areas interspersed throughout the grounds, ideal for enjoying the surroundings or entertaining

family and friends.

Further enhancing the versatility of the garden are a selection of useful outbuildings, including a charming stone outbuilding and multiple wooden sheds providing excellent storage, workshop potential or hobby space.

Regarding parking, ask the agent.

Outbuilding:

Power & lighting, window, space & plumbing for washing machine, space for tumble dryer, space for freezer.



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Road Map



Hybrid Map



Terrain Map



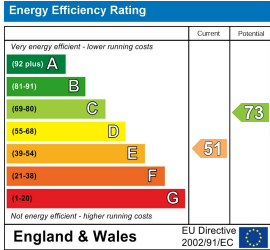
Floor Plan



Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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