



**Ashgrove Cottage Forge Hill**  
**Lydbrook GL17 9QT**



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985

# Ashgrove Cottage Forge Hill Lydbrook GL17 9QT

£400,000

Steve Gooch Estate Agents are delighted to offer for sale this **STUNNING TWO/THREE BEDROOM LINK DETACHED COTTAGE with SEPARATE ANNEXE** which could be used as **HOME OFFICE** or **AIR BNB HOLIDAY RENTAL** (subject to the relevant planning). **OFFERED WITH NO ONWARD CHAIN**, this well presented property benefits from **OFF ROAD PARKING, DETACHED GARAGE, LARGE GARDENS** and **STUNNING FAR REACHING VIEWS OVER THE WYE VALLEY COUNTRYSIDE**.

The accommodation comprises **CONSERVATORY/DINING ROOM, LOUNGE, KITCHEN, SNUG/BEDROOM 3** and **UTILITY/PANTRY** to the ground floor. **TWO BEDROOMS** and **SHOWER ROOM** to the first floor.

There is also a separate **ANNEXE** with **OPEN PLAN LIVING AREA** and **SHOWER ROOM**.

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.



The property is accessed via a upvc glazed panel door giving access into:

### CONSERVATORY

16'05 x 9'03 (5.00m x 2.82m)

Dwarf wall construction with front and side aspect upvc double glazed windows, glazed roof, radiators, power points, luxury vinyl tile (LVT) flooring, French doors opening out to the balcony seating area. Opening into:

### KITCHEN

9'00 x 8'02 (2.74m x 2.49m)

Range of cupboards and drawers, double Belfast style sink with drainer and mixer tap, tiled surrounds, space for Range cooker, integrated dishwasher, power points, radiator, luxury vinyl tile (LVT) flooring, front aspect upvc double glazed window with far reaching woodland views. Small step up into:

### SCULLERY

5'06 x 4'11 (1.68m x 1.50m)

Velux roof light, access to eaves storage, lighting, power points, space for tall freestanding fridge/freezer, space for dishwasher, cupboard unit, worktop, timber door giving access into:

### UTILITY/PANTRY

4'10 x 4'11 (1.47m x 1.50m)

Tiled flooring, half tiled wall, worktop, plumbing for automatic washing machine and tumble dryer, ample shelving space, extractor fan, ceiling light.

### SNUG/BEDROOM THREE

9'06 x 9'00 (2.90m x 2.74m)

Feature fireplace opening with tiled surround and wooden lintel, laminate wood flooring, central heating thermostat timer controls, power points, radiator, front aspect window overlooking the garden with far reaching woodland views over the Lydbrook valley.

### LOUNGE

18'02" x 9'07" (5.54m x 2.92m)

Accessed via two pairs of glazed panel French doors from the conservatory. Feature fireplace with cast iron surround, tiled insert, tiled hearth, wooden mantel and log burner inset, exposed ceiling timbers, power points, radiator, laminate wood flooring, under stairs storage cupboard, front aspect window with shutters.

FROM THE LOUNGE, STAIRS LEAD UP TO:

### LANDING

Pull down loft ladder, smoke alarm, radiator, front aspect tilt and turn window with far reaching views, doors into:





### **BEDROOM ONE**

**10'1" x 9'4" (3.07m x 2.84m)**

Power points, radiator, laminate wood flooring, front aspect tilt and turn window with stunning far reaching views over the valley of Lydbrook towards forest and countryside.

### **BEDROOM TWO**

**9'6" x 9'11" (2.90m x 3.02m)**

Wooden thumb latch door, access to roof space, cast fireplace, built-in wardrobes with hanging space and drawers, power points, radiator, front aspect tilt and turn window with stunning far reaching views over the valley of Lydbrook towards forest and countryside.

### **SHOWER ROOM**

Sliding wooden door, white suite comprising close coupled wc, wash hand basin with mixer tap, tiled splash back, tiled shower cubicle with electric shower and glass bifold door, laminate wood flooring, extractor fan, radiator.

### **DETACHED ANNEXE**

A versatile space with potential for various functions such as a HOME OFFICE, AIR BNB HOLIDAY RENTAL or ANNEXE. (Subject to planning)

### **OPEN PLAN LIVING AREA**

**12'6" x 11'4" (3.81m x 3.45m)**

Accessed via a double glazed door, this open plan room has potential to create a kitchen/dining/living space with front aspect upvc double glazed French doors, front aspect upvc double glazed windows, all with far reaching views towards the surrounding countryside and woodland. A section of the roof is polycarbonate creating a feeling of space and allowing plenty of natural light into the room. Power points, range of built in wardrobes and storage cupboards, sliding door into:

### **SHOWER ROOM**

**6'11" x 6'1" (2.11m x 1.85m)**

Modern double shower cubicle with electric shower and curved shower screen, tongue and groove upvc cladding surround, close coupled wc, wash hand basin with mixer tap, tiled surround, chrome heated towel rail, extractor fan.

### **OUTSIDE**

The property is accessed via a wrought iron gate with stone walling. This gives access to a paved pathway with iron hand rail leading down to the front door. At the side of the property there is the oil fired central heating and domestic hot water boiler.

There is an off road parking area suitable for parking two vehicles. This leads to:

### **DETACHED SINGLE GARAGE**

Accessed via an up and over door, power supply, side aspect personal window.

### **WORKSHOP**

**14'01 x 9'03 (4.29m x 2.82m)**

Power sockets, solar panels and inverter.



## PATIO/BALCONY

To the front of the property there is a fantastic patio/balcony seating area with stunning far reaching views over the valley, enclosed by railing surround.

## GARDEN

The large lawned garden offer various pathways and steps leading to numerous secluded patios and wooden decked seating areas to provide lovely tucked away, peaceful spaces. The garden is separated into various terraced areas with flower borders, shrubs and bushes. All enclosed by hedging surround. The outdoor space offers stunning far reaching views towards the Wye Valley countryside. Within the grounds there is also a sun canopy, oil storage tank, shed and outside lighting.

## GARDEN SHED

Of breeze block and timber clad construction.

## W.C

White suite with close coupled w.c, wall hand basin.

## PARKING

Parking for approximately two vehicles on Forestry Commission land of which Ashgrove Cottage has a right of access over.

## DIRECTIONS

From the Mitcheldean office, continue on the A4136 over Plump Hill and upon reaching the traffic lights turn right signposted Ruardean. continue into the village of Ruardean and turn left signposted Joys Green. Continue along into Joys Green and turn right signposted to Forge Hill. Continue along where the property can be found after a short distance on the left hand side.

## SERVICES

Mains water, electricity. Septic tank. Oil.  
Solar panels- owned outright

## 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

## LOCAL AUTHORITY

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





## TENURE

Freehold

## 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.

## PROPERTY SURVEYS

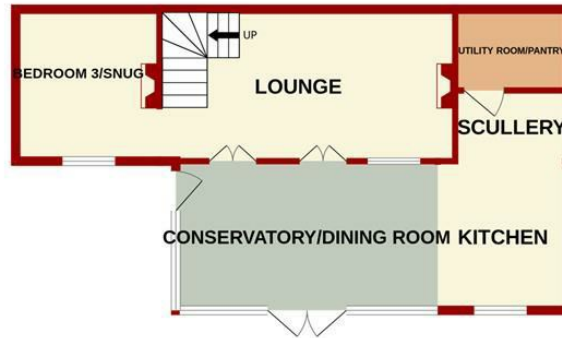
Qualified Chartered Surveyors available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

## MONEY LAUNDERING REGULATIONS

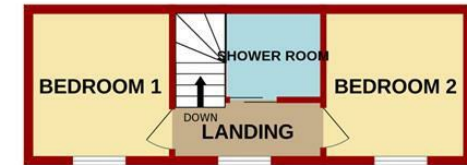
To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)



GROUND FLOOR



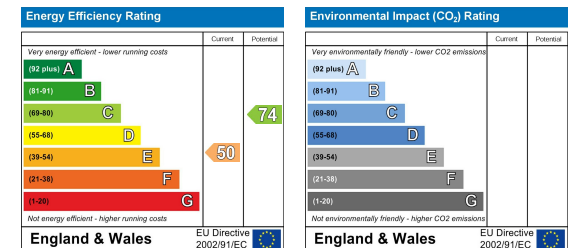
1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.





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