



Upper Lydbrook

Lydbrook, Gloucestershire, GL17 9PZ

£425,000



A rare opportunity to acquire a charming bungalow set within generous grounds, enjoying an elevated position with far-reaching views across surrounding countryside and woodland. This delightful home offers a wonderful sense of privacy and tranquillity, approached via a sweeping driveway and nestled within beautifully established gardens.

The property is set on a plot of approximately 1.1 acres & is surrounded by mature trees, lawned gardens & well-stocked borders, creating a picturesque setting. The gardens gently slope away, offering multiple seating areas and a truly peaceful environment, ideal for those seeking a semi-rural lifestyle whilst remaining within reach of local amenities. Internally, the accommodation is well-proportioned and full of character. A welcoming entrance hallway with a pantry & a cloakroom leads through to a bright and comfortable lounge, enhanced by large windows that frame attractive views over the gardens. A separate dining room provides an ideal space for entertaining, while the kitchen offers a range of fitted units with access to the rear. The bungalow offers two well-sized bedrooms, both enjoying pleasant outlooks, along with a bathroom. While the property has been well maintained, it would benefit from some modernisation, presenting an excellent opportunity for buyers to put their own stamp on the home. Externally, the property continues to impress with extensive grounds including woodlands to the front, a useful outbuilding/garage, ample parking & direct access to surrounding woodland walks.

Lydbrook is a picturesque village in the heart of the Forest of Dean, known for its stunning woodland surroundings and elevated views over the Wye Valley. The village offers a strong sense of community, amenities including a shop, primary school and traditional pubs, while being ideally positioned for scenic walks, cycling and outdoor pursuits. Lydbrook provides a perfect balance of rural living with easy access to nearby towns.



Approached via a wooden front door into:

Entrance Hallway:

14'0" x 7'4" (4.29m x 2.24m)

Doors to lounge, dining room, bedrooms & bathroom, power & lighting, smoke alarm, access to a cloakroom for storage & a pantry with shelving.

Pantry:

6'2" x 2'11" (1.88m x 0.89m)

Window to front aspect, shelving, lighting.

Cloakroom:

6'1" x 2'11" (1.87m x 0.90m)

Consumer unit, lighting.

Lounge:

12'10" x 11'11" (3.92m x 3.65m)

Window to front aspect, feature electric fireplace, power & lighting.

Dining Room:

12'11" x 11'11" (3.94m x 3.64m)

Window to front aspect, feature fireplace, power & lighting, radiator.

Kitchen:

8'7" x 5'8" (2.62m x 1.75m)

A range of wall units & base units, radiator, one & half bowl sink with mixer tap, space & plumbing for washing machine, space for cooker, power & lighting, radiator.

Bedroom One:

12'11" x 11'11" (3.96m x 3.65m)

Radiator, power & lighting, feature fireplace, window to side aspect.

Bedroom Two:

12'6" x 10'9" (3.83m x 3.29m)

Two windows, radiator, power & lighting.

Bathroom:

7'6" x 5'6" (2.30m x 1.69m)

W.C., hand wash basin, panelled bath with shower above, wall mounted mirror with light above shaver point, frosted window, lighting.

Outside:

The property is set within generous, beautifully established grounds, enjoying an elevated position with far-reaching

views across surrounding woodland and countryside. Approached via a private driveway leading to a detached garage and ample parking for at least four vehicles, the setting immediately offers a sense of seclusion and tranquillity with woodlands to the front of the property.

The gardens wrap around the home and are predominantly laid to lawn, gently sloping and interspersed with a variety of mature trees, shrubs and well-stocked borders. There are several areas to enjoy throughout the plot, including a spacious patio seating area ideal for outdoor dining and entertaining, positioned to take full advantage of the peaceful surroundings.

A useful outbuilding provides additional storage or potential for workshop use, while pathways and steps lead

through different tiers of the garden, creating interest and multiple vantage points across the grounds. The boundaries are well-defined by hedging and fencing, enhancing both privacy and the natural feel of the setting.

Overall, the outside space is a standout feature—offering space, privacy and a truly picturesque environment rarely found.

Outbuilding:

22'8" x 8'1" (6.93m x 2.48m)

Power & lighting, windows.

Garage:

30'6" x 20'3" (9.32m x 6.18m)

Folding door on runners, power & lighting.

What3Words:

///pairings.intent.sweeper



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose.

These details do not constitute any part of any Offer, Contract or Tenancy Agreement.

Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them.

Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form.

Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

Road Map



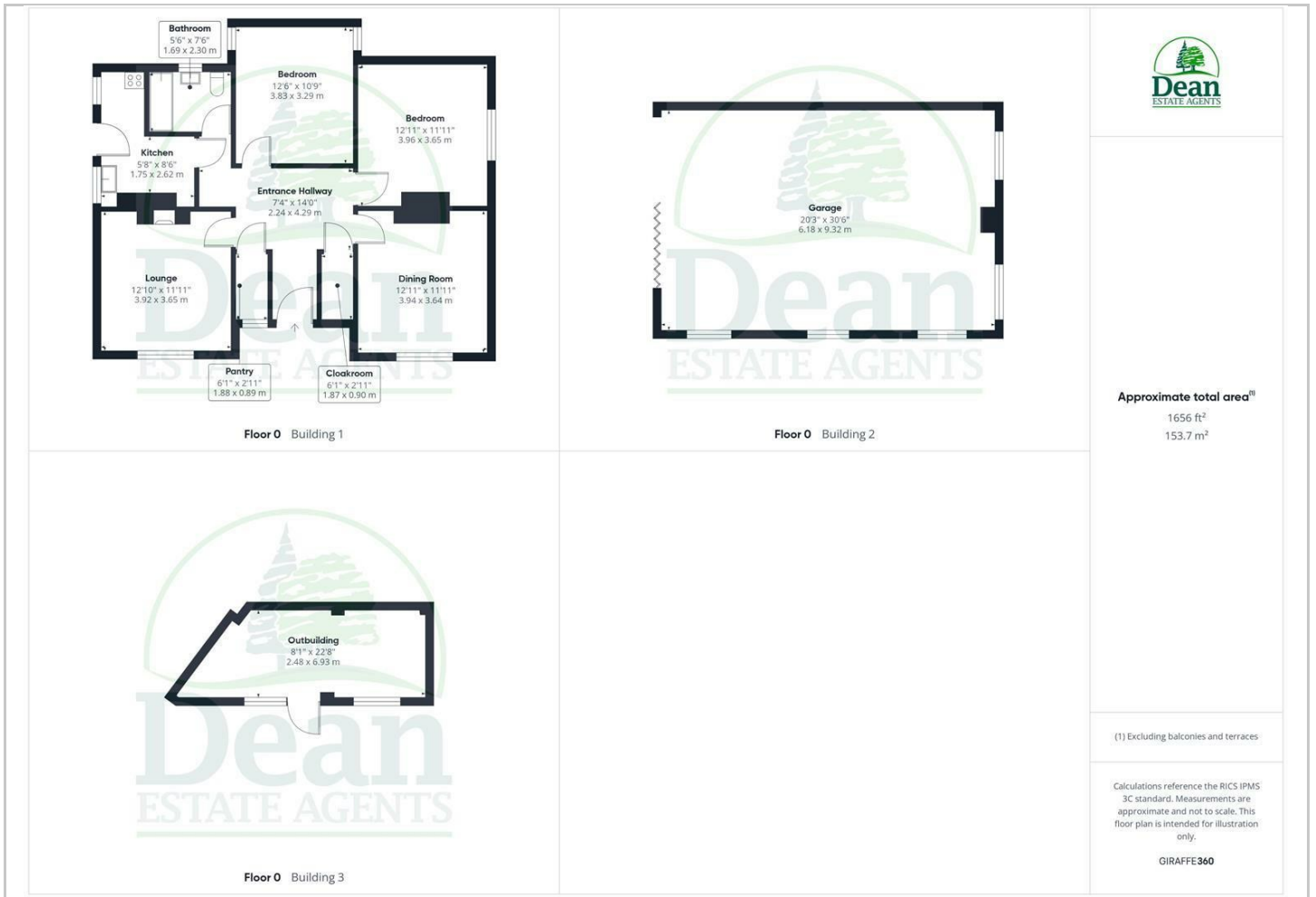
Hybrid Map



Terrain Map



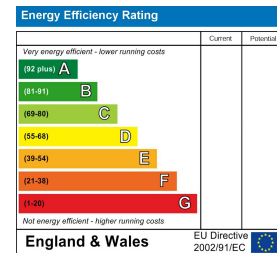
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.