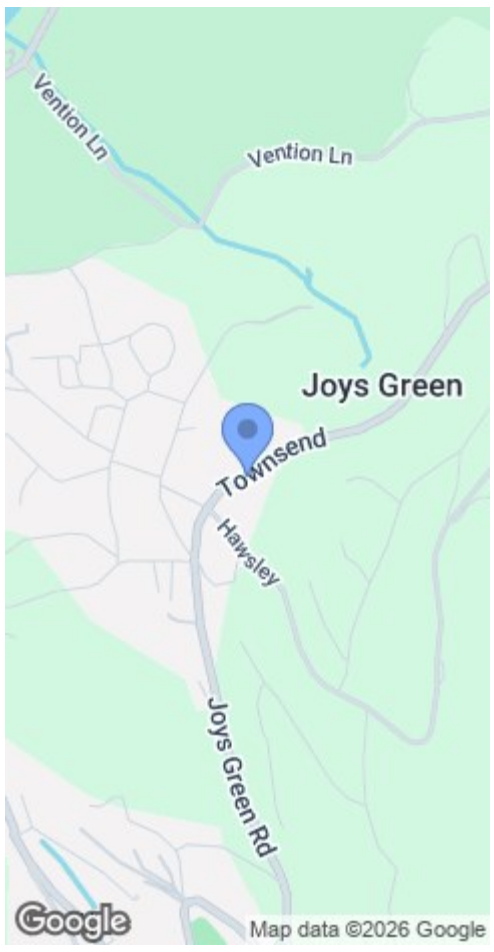
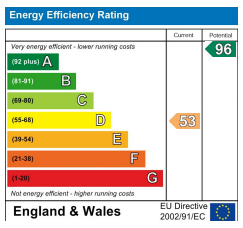
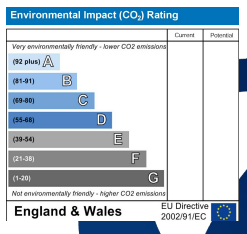
Walkers Cottage Joys Green Road
Lydbrook GL17 9SX

STEVE GOOCH
ESTATE AGENTS | EST 1985







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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.

£375,000

Steve Gooch Estate Agents are delighted to offer for sale this THREE BEDROOM SEMI-DETACHED PERIOD COTTAGE, dating back to the late 18th Century, comprising of KITCHEN, INNER HALLWAY, CLOAKROOM, DINING ROOM, LOUNGE, to the first floor are THREE BEDROOM and FAMILY BATHROOM and further UTILITY ROOM.

The property befits from LPG CENTRAL HEATING, DOUBLE GLAZING, ENCLOSED GARDENS, OFF ROAD PARKING, GARAGE, WORKSHOP and STUNNING VIEWS.

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.

OUTSIDE

Accessed via track, leading to a five-bar gate giving access to parking and turning area with parking for up to potentially four vehicles. Double garage workshop with woodstore to side, outside power and lighting, Personnel door to side, workshop has lighting, power, storage area, access to roof space, windows to side. Internal door into further storage area/gym, access to roof space, power and lighting.

At the front is a block paved patio and seating area enclosed by balustrade surround with far reaching views. From the driveway is a lawned area with retaining walls backing onto woodland with far reaching views, paved path and steps leading down to the cottage. Terraced garden with patio, seating space, pergola, exposed stone walls. Outside lighting, gated access and steps lead to a further gravel garden area siting the LPG storage tank, greenhouse, enclosed by balustrade surround. A lower level garden area also enclosed by fencing surround. Set within a plot of just over a quarter of an acre.

The front of the property is accessed via a woodgrain UPVC double glazed panel door, giving access into the:

KITCHEN

9'8" x 9'7" (2.95m x 2.92m)

One and a half bowl ceramic sink with ceramic drainer, monobloc mixer tap, solid wood worktops, range of base and wall mounted units, tiled surrounds and matching upstands, recess housing the hob and double oven, ceiling beams, inset ceiling spots, power and USB points, underfloor heating control (never used), integrated dishwasher, further ceiling light, double radiator, front aspect window, pantry cupboard with ceiling light, power point, shelving and window. Further store cupboard with light, shelving and power to the fridge/freezer. Opening into:

INNER HALLWAY

Ceiling light, exposed ceiling timbers, tiled floor, timber clad walls, power point and rear aspect wood grain obscure door opening to the rear garden.

CLOAKROOM

3'8" x 5'10" (1.12m x 1.78m)

White suite with close coupled WC, vanity wash hand basin with monobloc mixer taps, tiled surround, tiled floor, single radiator, ceiling light, ceiling beams, rear aspect obscure window.

DINING ROOM

Stairs leading to the first floor, understairs storage area, ceiling light, beams, double radiator, wood flooring, power points, side aspect window.

LOUNGE

10'4" x 12'8" (3.15m x 3.86m)

Feature fireplace with inset woodburner, marble hearth, alcoves either side, ceiling light, beams, coving, picture rail, radiator, power points, front aspect sash window and a glazed panel all overlooking the garden. Stairs lead to:

LANDING

Ceiling light, access to roof space, ventilation system, single radiator, power point.

BEDROOM ONE

8'6" x 10'9" (2.59m x 3.28m)

Ceiling light, ceiling timbers, chimney breast with alcoves either side, exposed timber window ledge, single radiator, power points, front aspect sash window with superb views.

BEDROOM TWO

10'1" x 12'8" (3.07m x 3.86m)

Ceiling light, power point, double radiator, range of built in wardrobes and storage cupboard, one housing the LPG boiler, slatted shelving space. Front aspect window with far reaching views. Access to roof space.

BEDROOM THREE/HOME OFFICE

6'8" x 9'11" (2.03m x 3.02m)

Ceiling light, exposed ceiling timbers, single radiator, power points, side aspect windows opening to the stairs for natural light, overstairs storage cupboard with hanging rail and shelving, side aspect window overlooking the rear garden.

INNER HALL/STAIRCASE

Leading down into::

LAUNDRY ROOM/REAR HALL

Vaulted ceiling with roof light, wood laminate floor, electric heater, power points, side aspect window. Opening into further utility space with plumbing for automatic washing machine, worktop with cupboards beneath and wall mounted cupboards above, ceiling light, extractor fan, rear aspect window.

BATHROOM

5'1" x 8'3" (1.55m x 2.51m)

Comprises white suite with side panel bath with centre taps and mains fed shower fitted over. Vanity wash basin, tiled surrounds, cupboards above and below, concealed cistern WC, single radiator, extractor fan, ceiling light, rear aspect obscure window.

DIRECTIONS

From the Mitcheldean office proceed out of the village in the direction of the A4136 taking the second exit at the mini roundabout. Continue up and over Plump hill, at the Nailbridge traffic lights turn right signposted Ruardean and Drybrook. Continue along the Morse Road in to the village of Ruardean. Continue along through the village taking a turning left sign posted to The Pludds and Lydbrook. Proceed for approximately 1.3 miles where the property can be found just after reaching the 30 mile zone on the left hand side.

SERVICES

Mains water, sewerage, electricity. LPG heating.

WATER RATES

Severn Trent Water Authority - Rate TBV

LOCAL AUTHORITY

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

TENURE

Advised as Freehold

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.

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)

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.