



High Anchorage Brockhollands
Lydney GL15 4PW



STEVE GOOCH
ESTATE AGENTS | EST 1985

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Lydney GL15 4PW

£650,000

Set in a **WONDERFULLY PRIVATE** half-acre plot with **SWEEPING VIEWS** across Whitecroft, and up towards Pillowell and Yorkley, High Anchorage offers a **FANTASTIC OPPORTUNITY** for anyone seeking **SPACE, VERSATILITY**, and a home they can truly **MAKE THEIR OWN**. With **GENEROUS WRAPAROUND GARDENS, EXTENSIVE PARKING**, and over 2,000 sq. ft. of flexible accommodation, this is a **RARE FIND** in an idyllic Forest of Dean setting all being offered **WITH NO ONWARD CHAIN**.

Situated between the villages of Bream and Brockhollands, the property enjoys convenient access to a wide range of day-to-day amenities. Bream offers a well-rounded selection including local shops, a Post Office, library, chemist, doctors surgery, primary school, public house, coffee shop, garage, dog groomers, beauty salon and church.

The neighbouring town of Lydney, approximately 2½ miles from Bream, offers an even broader choice of shopping, leisure and practical amenities including a train station, ensuring everything you need is within easy reach. A little further afield, the thriving market town of Coleford, around 3½ miles away, provides additional services such as secondary education, supermarkets, service stations and a cinema.





ENTRANCE HALLWAY

Accessed via a solid wooden door, the entrance hallway connects the main living areas, WC, utility room, bedroom six, and rear hall.

KITCHEN

14'10" x 9'09"

A bright, practical space fitted with a range of base and wall units, rolled-edge worktops, electric range cooker with stainless-steel splashback, 1.5-bowl sink with mixer tap, power points, radiator, and side and rear aspect UPVC double-glazed windows.

CLOAKROOM

6'09" x 2'11"

With WC, wall-mounted wash hand basin, tiled splashback, radiator, and frosted UPVC window.

UTILITY ROOM

8'0" x 7'0"

Plumbing and space for washing machine and dishwasher, sink unit, radiator, power points, and side aspect window.

DINING ROOM

20'10" x 12'01" (6.35m x 3.68m)

A generously sized reception room with two radiators, power points, under-stairs storage cupboard, and side and rear aspect double-glazed windows.

LOUNGE

20'10" x 12'03"

A superb main living room featuring power points, TV point, radiators, a front aspect UPVC bay window, and additional side aspect window.

BEDROOM SIX

14'05" x 9'05"

Ideal as a guest room or extra study, with radiator, power points, and TV point.

REAR HALLWAY

A secondary hallway gives access to the garden and leads to:



OFFICE

10'01" x 8'09"

With built-in storage, power points, radiator, and front and side aspect windows.

STUDY

14'03" x 9'01"

Featuring built-in storage and desk, radiator, power points, and front aspect window.

FIRST FLOOR LANDING

A spacious landing with radiator, power points, and inset spotlights leads to all bedrooms and bathrooms.

BEDROOM ONE

15'01" x 9'05"

Built-in wardrobe, radiator, power points, TV point, and side and front aspect windows.

BEDROOM TWO

12'02" x 11'06" (3.71m x 3.51m)

Built-in wardrobe, radiator, power points, and side aspect window.

SHOWER ROOM

6'11" x 6'01"

Walk-in electric shower, WC, pedestal basin, and heated towel rail.

BEDROOM THREE

10'05" x 9'03" (3.18m x 2.82m)

Built-in wardrobe, radiator, power points, and front aspect window.

BEDROOM FOUR

14'10" x 9'10" (4.52m x 3.00m)

Built-in wardrobes, radiator, power points, and side aspect window.

EN-SUITE

5'02" x 5'01"

Walk-in mains shower, WC, pedestal basin, and frosted window. Loft access.

BEDROOM FIVE

18'04" x 7'0" (5.59m x 2.13m)

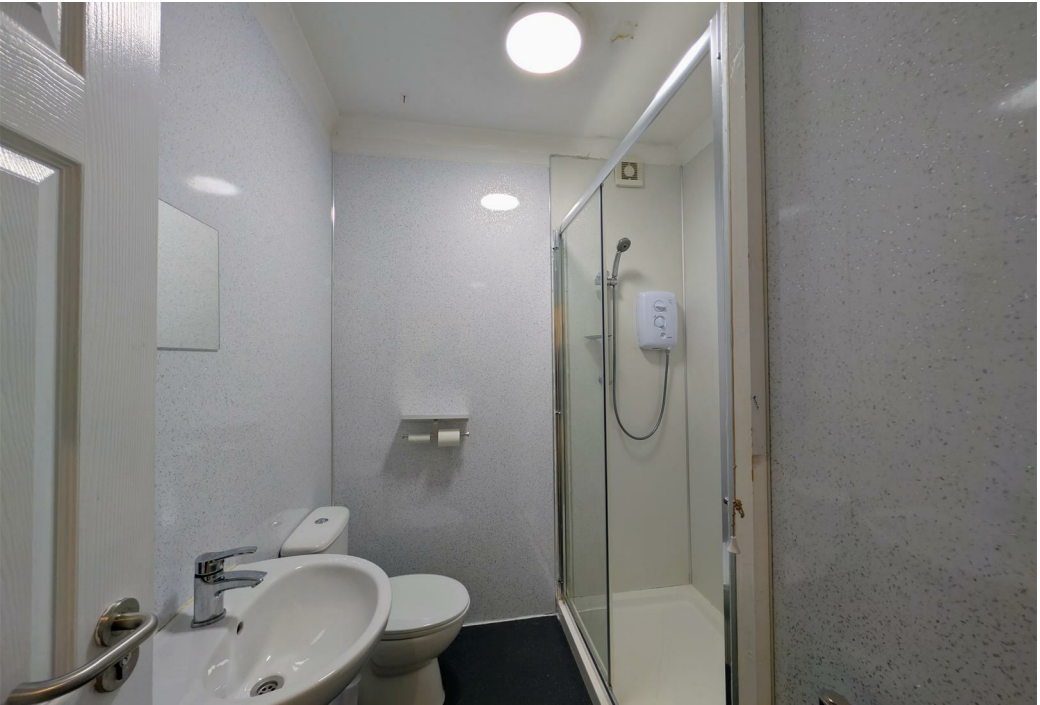
A long, airy room with built-in wardrobe, radiator, power points, and two rear aspect windows.

FAMILY BATHROOM

11'05" x 7'07"

Bath with shower over, WC, basin, door to airing cupboard with pressurised hot water cylinder, and frosted window.







OUTSIDE

From the lane, gated access opens into a broad tarmac parking and turning area, providing excellent space for multiple vehicles and setting the tone for the generous plot beyond. The property sits centrally within its half-acre of wraparound gardens, all enclosed by mature hedging and fencing for privacy, with established trees and sweeping lawns creating a wonderfully open feel. The rear garden is south-west facing, while the front aspect frames a truly impressive panoramic vista across the village of Whitecroft, and up towards Pillowell and Yorkley. The setting feels peaceful, elevated, and beautifully connected to the surrounding countryside.

SERVICES

Mains water, drainage and electricity. Oil

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. On 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 - rates to be advised.

LOCAL AUTHORITY

Council Tax Band: F

Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Freehold.

VIEWINGS

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 - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

What3Words: ///sheep.recording.enthused

PROPERTY SURVEYS

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

AWAITING VENDOR APPROVAL

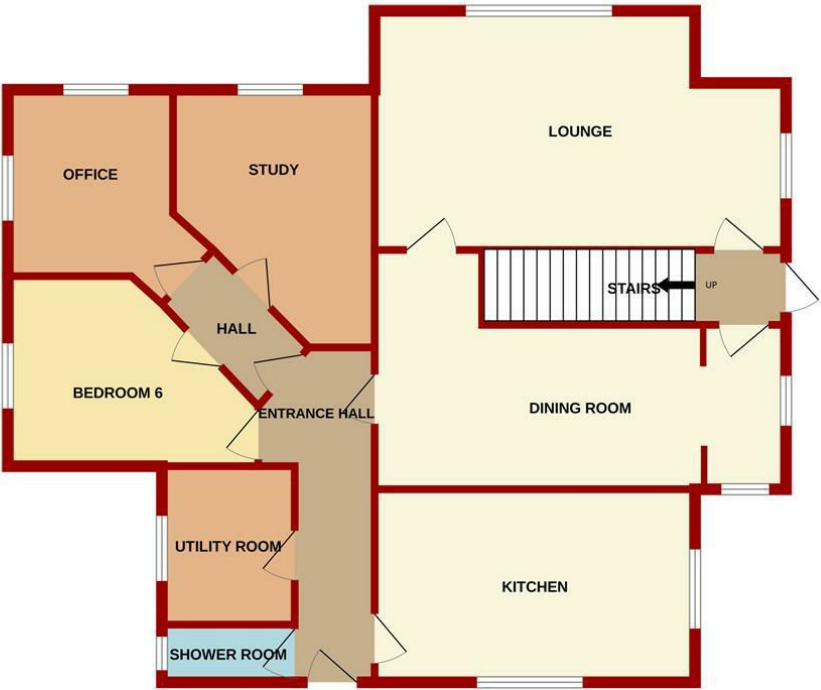
These details are yet to be approved by the vendor. Please contact the office for verified details.







GROUND FLOOR
1113 sq.ft. (103.4 sq.m.) approx.



1ST FLOOR
902 sq.ft. (83.8 sq.m.) approx.



TOTAL FLOOR AREA : 2015 sq.ft. (187.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	





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