The Old Bakery Hangerberry

Lydbrook GL17 9PS

STEVE GOOCH
ESTATE AGENTS | EST 1985

The Old Bakery Hangerberry

Lydbrook GL17 9PS

Guide Price £385,000

A RARE AND EXCITING OPPORTUNITY to acquire an impressive DETACHED FORMER BAKERY, together with a SEPARATE PART-RENOVATED DETACHED COTTAGE offering excellent potential for ADDITIONAL INCOME or MULTI-GENERATIONAL LIVING (STPP), all set in the heart of Lydbrook village within the ever-popular Forest of Dean. The Old Bakery is believed to date back to the 1700s and was later extended in the 1870s, creating a substantial and highly versatile home arranged over FOUR FLOORS. The accommodation offers THREE TO FIVE BEDROOMS, TWO BATHROOMS and MULTIPLE RECEPTION ROOMS, with an abundance of character and period charm throughout. A private courtyard garden sits between the main residence and the cottage, providing an attractive and secluded outdoor space.

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.

Also Walford Primary & Nursery School is located very close by (3 miles away) Ranked as the second-highest-rated primary school in the West Midlands and 27th nationally in The Sunday Times Best Primary Schools / Parent Power List.

A solid wooden front entrance door leads into:

GROUND FLOOR HALLWAY

Having tiled flooring, radiator, useful storage cupboard and front aspect window. Doors lead off to the office/bedroom, boot room and utility room.

OFFICE/BEDROOM

25'05 x 09'06 (7.75m x 2.90m)

Currently utilised as a work from home space, with potential for use as an additional bedroom if required. Features include solid wood flooring, radiators and two front aspect windows providing plenty of natural light.

BOOT ROOM

12'09 x 12'09 (3.89m x 3.89m)

A useful and practical storage space with laminate wood flooring, radiator and front aspect window. Stairs rise to the first-floor accommodation.

UTILITY ROOM

10'08 x 08'01 (3.25m x 2.46m)

Fitted with a base level unit topped with a solid woodwork surface and inset sink. There is space and plumbing for a washing machine and tumble dryer, together with tiled flooring and a radiator.

From the BOOT ROOM, stairs lead up to the FIRST FLOOR, which forms the main living accommodation.

LOUNGE

13'05 x 15'10 (4.09m x 4.83m)

A characterful reception room featuring a fireplace with inset wood-burning stove set on a brick hearth. Further features include solid wood flooring, radiator, broadband internet point and a front aspect sash window. A side aspect stable door provides direct access to the courtyard garden, while stairs rise to the second floor. The lounge opens through to:

KITCHEN/BREAKFAST ROOM

12'05 x 13'10 (3.78m x 4.22m)

Fitted with a range of wall and base level units complemented by solid wood worktops and tiled splashbacks. Features include a breakfast bar, Belfast-style sink, Rangemaster electric oven with gas hob, and space and plumbing for a dishwasher and fridge/freezer. Further benefits include solid wood flooring and a front aspect sash window. A door and two steps lead down to:

DINING ROOM
26'01 x 10'00 (7.95m x 3.05m)
An impressive and characterful room with high ceilings and an exposed stone feature wall. Further features include solid wood flooring, radiators, a side aspect window and three Velux skylights which allow an abundance of natural light into the room.

From the LOUNGE, stairs rise to the SECOND FLOOR.

SECOND FLOOR HALLWAY
Having a rear access door, dual aspect sash windows, radiator and feature exposed stone wall. Doors lead off to bedroom three, study/bedroom four and the family bathroom.

BEDROOM THREE
14'02 x 10'02 (4.32m x 3.10m)
A good-sized double bedroom featuring an exposed stone wall, radiator and front aspect sash window.

STUDY/BEDROOM FOUR
12'10 x 05'11 (3.91m x 1.80m)
Currently utilised as a study/hobby room, with potential for use as a single bedroom. A cupboard houses the gas-fired combination boiler and pressurised hot water cylinder. Further features include a radiator and front aspect sash window.

FAMILY BATHROOM
09'01 x 07'06 (2.77m x 2.29m)
Fitted with a four-piece suite comprising a panelled bath with tiled splashbacks, separate mains-fed shower cubicle, close-coupled WC and pedestal wash hand basin. Further features include solid wood flooring, extractor fan, radiator and obscured rear aspect sash window.

From the SECOND FLOOR HALLWAY, stairs rise to the THIRD FLOOR.

THIRD FLOOR LANDING
Featuring a brick-built fireplace with inset cast-iron grate and rear aspect sash-style window. Doors lead off to bedrooms one and two and the shower room.

BEDROOM ONE
12'04 x 13'09 (3.76m x 4.19m)
A spacious bedroom with radiators, dual aspect sash windows and loft access.

BEDROOM TWO
08'08 x 12'07 (2.64m x 3.84m)
Having a built-in over-stairs storage cupboard, radiator and front aspect sash window.

SHOWER ROOM
05'00 x 07'07 (1.52m x 2.31m)
Fitted with a walk-in mains-fed shower, close-coupled w.c and pedestal wash hand basin. Further features include fitted shelving, solid wood flooring, partly tiled walls, heated towel rail and extractor fan.

PARKING
On-road parking is available directly outside the property.

OUTSIDE
Positioned to the west of the main house is a recently re-roofed, unrefurbished stone cottage which, subject to the necessary consents, offers excellent potential for use as additional living accommodation, holiday/rental accommodation or potentially for alternative commercial use. Of particular interest is the original former shop situated at lower pavement level.

A considerable amount of refurbishment work has already been undertaken to the cottage, with the interior now requiring fitting out and finishing to suit the purchaser's individual requirements. The adjoining cottage also benefits from a newly installed mains electricity supply, with sockets and lighting provided to the lower workshop, together with a fuse board allowing for the future expansion of services throughout the remainder of the building.

To the west of the cottage is a raised vegetable bed, with a further area of garden and lawn positioned on a slightly lower level. Between the main house and cottage is an attractive flagstone terrace with a dedicated barbecue area, providing an ideal space for outdoor seating and entertaining.

SERVICES
Mains water, electricity, drainage and gas.

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
To be advised.

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

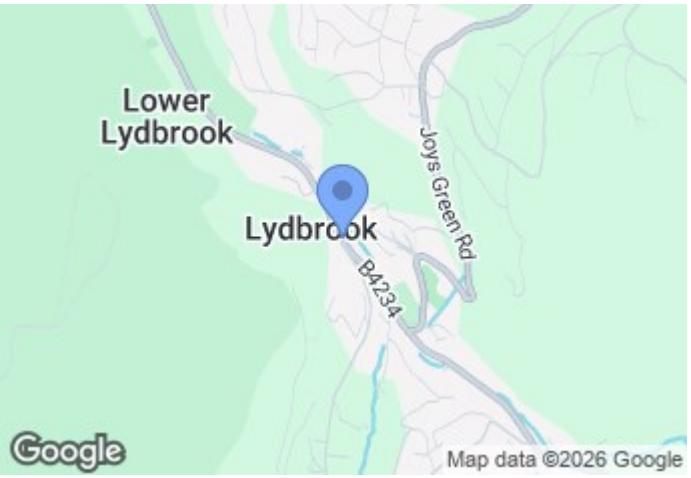
TENURE
Freehold.

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.

DIRECTIONS
What3Words///watching.completed.measures- Follow the A4136 from Mitcheldean towards Coleford, proceeding straight over at the Nailbridge traffic lights and through the village of Brierley. Upon reaching the Mireystock Crossroads, turn right signposted Lydbrook. Follow the road through the village where the property can be found on the left on the corner of the Hangerberry Road junction.

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.



Approximate total area(1)

2380 ft²

Reduced headroom

15 ft²

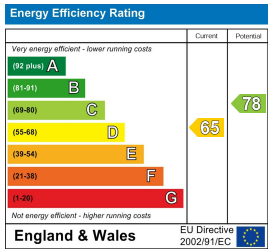
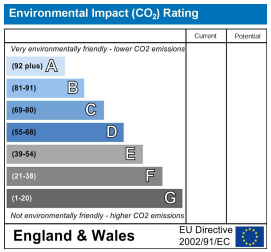
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

MISREPRESENTATION DISCLAIMER

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.