



## Meadow Bank, Uphill Road

Hangerberry, Lydbrook, Gloucestershire, GL17 9QW

Offers In The Region Of £489,000



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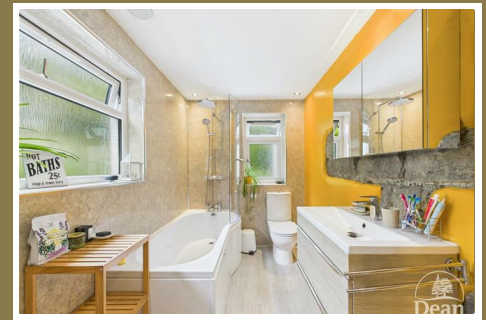


A charming detached country home set within generous grounds and enjoying stunning far-reaching views across the surrounding woodland and countryside. Positioned in an elevated setting, the property benefits from extensive lawned gardens, mature planting, a spacious decked seating area and a peaceful rural feel, perfect for those seeking a quieter lifestyle surrounded by nature.

Internally, the home offers a wonderful blend of character and practicality, featuring exposed stone walls, original style wooden doors, exposed beams and a cosy wood-burning stove creating a warm and inviting atmosphere. The accommodation includes a spacious lounge, a bright dining room with countryside views, a fitted kitchen with direct access outdoors, a modern family bathroom and a useful utility/cloakroom.

Further accommodation includes versatile additional spaces currently used as a home office, music room and workshop/storage area, offering excellent flexibility for those working from home or for hobbies. The conservatory provides an additional reception area overlooking the gardens and connecting seamlessly with the outdoor space. Upstairs, the property offers three well-proportioned bedrooms, many enjoying attractive elevated views over the surrounding greenery, completing this unique and characterful countryside home.

Nestled within the picturesque Forest of Dean, Lydbrook is a charming village surrounded by beautiful woodland and countryside walks. The area offers a peaceful semi-rural lifestyle whilst remaining conveniently located for access to Ross-on-Wye, Monmouth and Gloucester. Renowned for its stunning scenery and outdoor pursuits, Lydbrook is ideal for those who enjoy walking, cycling and exploring the nearby Wye Valley and River Wye.



Approached via a UPVC double glazed sliding door to the conservatory or to the far front aspect with a UPVC double glazed door to the kitchen. One will also find access to the two rear ground floor reception rooms via the rear of the conservatory.

Main entrance via the conservatory.

**Conservatory:**  
13'5" x 8'9" (4.11m x 2.68m)

Constructed of UPVC double glazed windows and door, further door to the main entrance hallway.

**Entrance Hallway:**  
13'3" x 6'2" (4.04m x 1.90m)

With super floor to ceiling exposed stone walling, laminate flooring, double radiator, understairs storage area, smoke alarm, steps down to the inner hallway.

**Inner Hallway:**  
6'1" x 3'5" (1.86m x 1.06m)

Wood block flooring, storage cupboard, door

**Utility Room/Cloakroom:**  
7'4" x 5'10" (2.25m x 1.80m)

Vanity wash hand basin, space & plumbing for washing machine, laminate flooring, double radiator, W.C., UPVC double glazed window, extractor fan.

**Study:**  
12'0" x 9'3" (3.67m x 2.83m)

Rear aspect with laminate flooring, skylight, strip light, radiator, door to outside.

**Snug:**  
12'2" x 9'1" (3.72m x 2.77m)

With twin skylights, laminate flooring, radiator, door to outside.

**Sitting Room:**  
11'10" x 10'5" (3.63m x 3.20m)

Front aspect with UPVC double glazed window, parquet flooring, wood burner with stone chimney breast.

**Dining Room:**  
12'10" x 11'10" (3.93m x 3.62m)

UPVC double glazed window, double panelled radiator, wooden flooring, storage cupboards, smoke alarm, power & lighting.

**Kitchen:**  
12'8" x 9'1" (3.87m x 2.78m)

A range of base, wall and drawer units, double oven, 4 ring electric hob, extractor fan, plumbing for dishwasher, stainless steel one and a half bowl sink

drainer unit, double panelled radiator, mains consumer unit, tiled flooring, UPVC double glazed windows, doors with rural views.

#### First Floor Landing:

14'0" x 3'1" (4.27m x 0.95m)

Radiator, access to loft space, double power point, doors to two bedrooms & bathroom.

#### Bedroom One:

12'1" x 10'8" (3.70m x 3.27m)

Front aspect UPVC double glazed window, exposed wood flooring, exposed forest stone walls, radiator.

#### Bedroom Two:

14'0" x 8'8" (4.29m x 2.66m)

Front aspect with UPVC double glazed window to the front aspect with rural woodland views.

#### Bedroom Three:

12'5" x 8'11" (3.79m x 2.72m)

Access to loft spaces, UPVC double glazed windows to both the side and front aspect with rural woodland views, radiator.

#### Bathroom:

10'8" x 6'1" (3.26m x 1.86m)

A modern suite comprising of a W.C., vanity wash hand basin, bath with thermostatic shower with rainfall shower head, aqua panelled walling, radiator, UPVC double glazed windows, linen cupboard with electric tubular heater.

#### Outside:

If you are looking for a large garden with views, opportunities for vegetable gardens, relaxing and

enjoying the rural countryside, you've found it. Meadowbank is as much about the outside as the inside, a lifestyle choice. There are several stone outbuildings and off road parking for several vehicles. The gardens are mainly lawned which have been terraced for ease of use, there is a lot of scope with this garden to make it your own, a gardener's dream! There is a patio area just outside of the conservatory perfect for seating and entertaining.

#### Stone Outbuilding:

18'6" x 11'10" (5.64m x 3.62m)

#### Outbuilding:

18'0" x 9'3" (5.49m x 2.84m)



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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



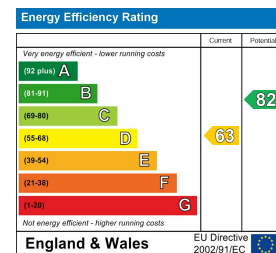
## Floor Plan



## 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



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