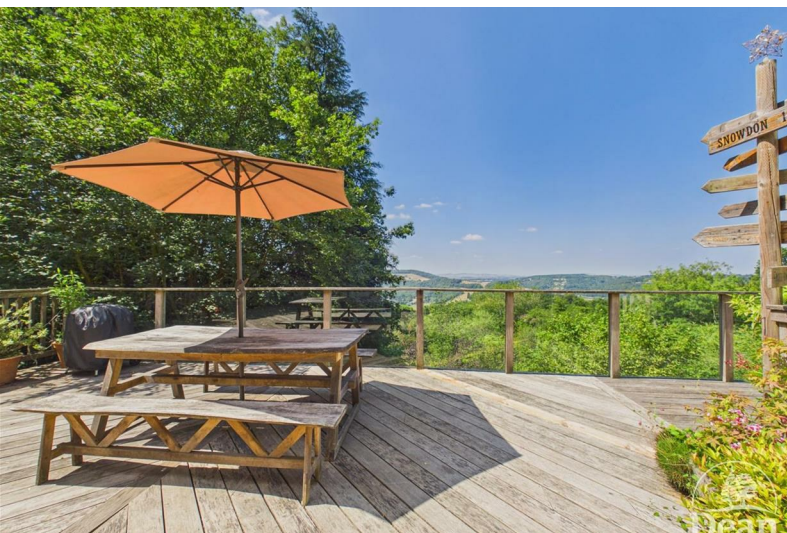




## Joys Green Road

Lydbrook, Gloucestershire, GL17 9SX

£525,000



A truly unique detached country home, currently operating as a successful holiday let, enjoying an enviable elevated position on Joys Green Road, Lydbrook, with breathtaking panoramic views across the Wye Valley & surrounding Forest of Dean countryside.

Originally dating back to the 1850s, this characterful cottage has been thoughtfully extended over the years to create a spacious & versatile home arranged over several split levels. Bursting with charm, the property blends traditional features including exposed timbers, wooden flooring & a wood-burning stove with modern comforts, making it equally suited as a family residence, holiday home or investment opportunity.

The accommodation offers four versatile reception rooms, including a welcoming lounge with French doors opening onto the spectacular elevated decking, a cosy sitting room with wood-burning stove, a dedicated dining room with direct access outside, and a separate study/home office. The kitchen is fitted with a Rangemaster cooker and ample storage, whilst a stylish cloakroom completes the ground floor.

To the upper floors are three well-proportioned bedrooms, including a stunning master bedroom with vaulted ceilings, picturesque arched window framing far-reaching countryside views & an en-suite bathroom. The remaining bedrooms are served by a contemporary family bathroom.

Outside is where this property truly excels. Expansive wraparound decking creates a fantastic entertaining space, complete with seating areas, a hot tub, sauna & uninterrupted views stretching across the valley. There are numerous places to relax & enjoy the peaceful woodland surroundings, whilst ample off-road parking & mature gardens further enhance this exceptional setting.



Approached via wooden door into:

**Entrance Hallway:**

7'8" x 3'10" (2.354m x 1.17m)

Tiled flooring, loft access, alarm system, double panelled radiator, doors to dining room, cloakroom & kitchen, lighting.

**Dining Room:**

16'4" x 8'8" (4.98m x 2.65m)

Two velux windows, double glazed doors to decking area, wall lighting, double panelled radiators, power & lighting.

**Cloakroom:**

4'6" x 3'8" (1.39m x 1.14m)

Vanity sink unit, W.C., partly tiled walls, tiled flooring, double glazed window, mains consumer unit, double panelled radiator, lighting.

**Kitchen:**

11'6" x 9'10" (3.53m x 3.00m)

A range of base & wall units, Belfast sink, space & plumbing for washing machine, space & plumbing for dishwasher, rangemaster oven, rangemaster extractor hood, double glazed window with stunning views, power & lighting.

**Entrance Porch:**

8'4" x 4'6" (2.55m x 1.39m)

Tiled flooring, double glazed windows, doors to kitchen & reception rooms.

**Lounge:**

20'6" x 8'5" (6.25m x 2.58m)

Tiled flooring, multifuel burner, double panelled radiator, windows to front & side aspect, stairs down to snug, stairs up to living room, power & lighting.

**Living Room:**

12'2" x 9'10" (3.73m x 3.00m)

Double glazed patio doors to decking area, double glazed window to side, double panelled radiator, power & lighting, stairs to first floor landing.

**Snug:**

12'9" x 12'2" (3.90m x 3.72m)

Double glazed patio doors to decking area, double panelled radiator, understairs storage cupboard, double glazed window to side, power & lighting.

**First Floor Landing:**

14'1" x 2'10" (4.31m x 0.88m)

Double panelled radiator, double glazed velux window, smoke alarm, storage cupboard, doors to all bedrooms & bathroom.

**Bedroom One:**

11'9" x 9'2" (3.59m x 2.81m)

Double panelled radiator, double glazed window to front, loft access, tv point, power & lighting, door to en-suite.

**En-Suite:**

6'7" x 4'2" (2.01m x 1.29m)

Vanity sink unit, W.C., walk in shower with glass door, fully tiled, heated towel rail, velux window.

**Bedroom Two:**

12'3" x 9'7" (3.74m x 2.94m)

Double panelled radiator, double glazed window to front with stunning views, storage cupboard, power and lighting.

**Bedroom Three:**  
10'2" x 7'11" (3.12m x 2.43m)

Double panelled radiator, loft access, double glazed window to front, power and lighting.

**Bathroom:**  
6'9" x 6'0" (2.07m x 1.83m)

Mains shower over bath, W.C., vanity sink unit, heated towel rail, extractor fan, velux window.

**Outside:**  
The property is approached via a private gravelled driveway, leading to timber gates and providing extensive off-road parking. Surrounded by mature woodland, the approach creates an immediate sense of privacy and seclusion.

A truly outstanding feature of the property is the expansive wraparound deck, perfectly designed to make the most of the breathtaking panoramic views across the Wye Valley towards the Black Mountains. Offering a variety of seating and entertaining areas, the deck provides the ideal setting for al fresco dining, relaxing with

family and friends, or simply enjoying the ever-changing scenery. A hot tub enjoys an elevated position overlooking the valley, while multiple sets of doors provide seamless access into the dining room, entrance hallway, porch & sitting room, effortlessly blending indoor & outdoor living.

Below the main terrace, a sheltered deck features a charming swinging bench where you can unwind whilst taking in the surrounding woodland and countryside views. This level also provides access to the property's private sauna, which can be reached either from the snug or independently from the driveway, creating a wonderful spa-like retreat.

The grounds continue to impress with beautifully established woodland gardens arranged over several levels. Meandering pathways wind through an abundance of mature trees, shrubs and natural planting, creating a peaceful and tranquil environment. Rich in wildlife, the gardens are regularly visited by pheasants, rabbits and a wide variety of birdlife, making this an exceptional setting for nature lovers whilst retaining spectacular far-reaching views from the elevated position.



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Road Map



Hybrid Map



Terrain Map



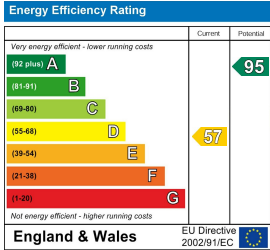
Floor Plan



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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