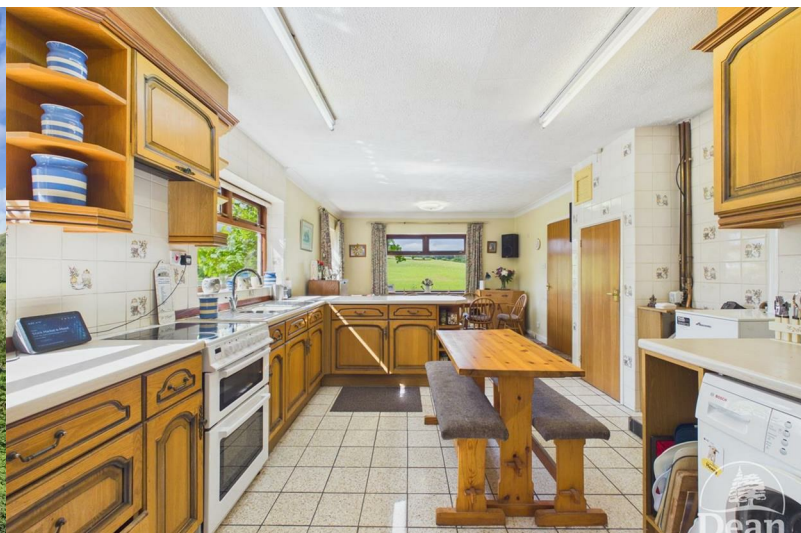




Lower Lydbrook

Lydbrook, Gloucestershire, GL17 9NU

£475,000



Located in an enviable countryside setting with breathtaking river views, this charming three bedroom detached bungalow offers a rare opportunity to create a truly exceptional home. Approached via a picturesque 'grand' driveway with gated entrance, the property enjoys an impressive sense of arrival and is surrounded by beautifully maintained wraparound gardens filled with sweeping lawns, mature shrubs & established trees.

Inside, the accommodation offers generous and versatile living space, including a spacious kitchen/dining room ideal for family living & entertaining, a well-proportioned lounge, rear porch, cloakroom, three bedrooms- two of which are comfortable doubles- & a family bathroom. In addition, the property benefits from an attic bedroom, providing a further spacious double bedroom with excellent potential for a variety of uses.

Externally, the property continues to impress with a garage, useful store room & greenhouse, all set within the stunning grounds that perfectly complement the idyllic surroundings. Offering huge potential for further enhancement, including the possibility of further loft conversion or reconfiguration (subject to the necessary permissions), this delightful bungalow presents an exciting opportunity to create a substantial forever home in a truly scenic location.



Approached via UPVC double glazed doors into:

Front Porch:

4'11" x 2'7" (1.51m x 0.79m)

Lighting, door into entrance hallway.

Entrance Hallway:

16'2" x 3'11" (4.94m x 1.21m)

Power & lighting, doors to bedrooms, bathroom, kitchen & lounge, loft access, radiators.

Lounge:

15'2" x 12'4" (4.63m x 3.76m)

Double glazed wooden window, radiator, open fireplace, power & lighting.

Bedroom One:

14'5" x 11'6" (4.40m x 3.52m)

Double glazed window to front aspect, radiator, built in wardrobes, power & lighting.

Bedroom Two:

14'4" x 10'0" (4.37m x 3.07m)

Two double glazed windows, built in wardrobes, power & lighting.

Bedroom Three:

9'0" x 9'0" (2.75m x 2.75m)

Double glazed window to rear aspect, power & lighting, radiator.

Bathroom:

11'7" x 8'2" (3.54m x 2.51m)

Two frosted double glazed windows, shower cubicle, corner bath, W.C., hand wash basin with wall mounted mirror, a light & shaver point above, extractor fan, lighting, radiator.

Attic Room:

14'4" x 10'2" (4.39m x 3.11m)

Double glazed window to side access, power & lighting, door to attic space.

Additional Attic Space/Potential to be Converted:

31'8" x 24'0" (9.66m x 7.33m)

Velux double glazed window, power & lighting.

Kitchen/Dining Room:

23'11" x 12'4" (7.30m x 3.77m)

A range of wall units & base units, worktops, stainless steel sink with integrated drainer unit, space & plumbing for washing machine, a freestanding electric oven and hob, boiler, two double glazed wooden windows, power & lighting, radiators, door into rear porch.

Rear Porch:

23'8" x 4'11" (7.22m x 1.50m)

Double glazed UPVC windows, doors to garage, cloakroom & store room, power & lighting, radiator.

Cloakroom:

5'11" x 2'7" (1.82m x 0.80m)

W.C., frosted window, lighting, hand wash basin.

Internal Store Room:

Power & lighting.

Garage:

26'11" x 10'5" (8.21m x 3.19m)

Up & over door, power & lighting, window into rear porch.

Outside:

The property is set within beautifully established wrap-around gardens, bursting with mature shrubs, colourful bushes, and an array of established trees that create a wonderfully private and tranquil setting. A sweeping driveway leads up to the garage and provides ample

off-road parking for several vehicles, enhancing the impressive approach to the home. Further benefitting from a greenhouse and a variety of outdoor spaces to enjoy, the gardens perfectly complement the breathtaking surroundings. From multiple vantage points, the property enjoys stunning panoramic views across the rolling countryside and towards the picturesque River Wye, offering an idyllic backdrop throughout the seasons.



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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

Floor 0

Floor 1

Approximate total area⁽¹⁾

2421 ft²
224.9 m²

Reduced headroom

384 ft²
35.7 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

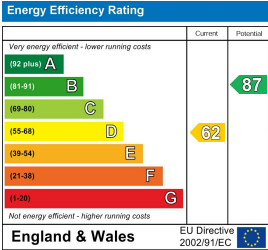
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Viewing

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Energy Efficiency Graph



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