



2 Bayhead Villas

Central Lydbrook, Lydbrook, GL17 9PP

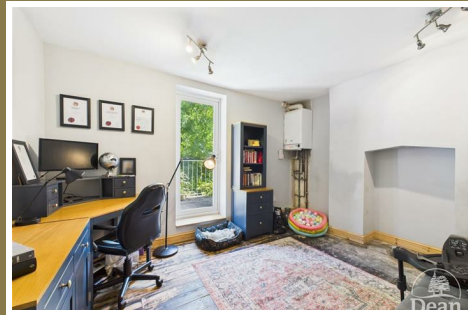
Offers Over £220,000



A charming brick-built cottage, positioned in a picturesque setting within the sought-after village of Lydbrook, in the heart of the Forest of Dean, this fantastic home offers exceptional value, with motivated sellers keen to achieve a sale, making now the perfect time to arrange your viewing.

Arranged over four floors, this characterful semi-detached home beautifully combines period features with modern-day living, offering a bright and spacious lounge with a woodburning stove, a contemporary fitted kitchen, a separate dining room recently redecorated with new flooring, and a useful cloakroom. Upstairs, the property boasts three generous double bedrooms, with the principal bedroom further benefiting from a dedicated dressing room. Outside, there is a spacious rear garden, ideal for relaxing, entertaining and enjoying the peaceful surroundings.

Lydbrook is a thriving village with a strong community atmosphere, surrounded by stunning woodland and riverside walks. The village benefits from local amenities including two popular public houses, a doctors' surgery, convenience store and regular bus services, while the nearby town of Coleford offers a wider selection of supermarkets, independent shops, cafés, a library and cinema.



Approached via UPVC double glazed front door into:

Entrance Hallway:

10'10" x 4'9" (3.32m x 1.45m)

Double panelled radiator, power & lighting, door to stairs to lower ground floor, stairs to second floor, doors to lounge & bedroom three/office.

Lounge:

10'11" x 10'9" (3.35m x 3.30m)

Generously sized lounge with feature wood burning stove, power & lighting, single panelled radiator, window to front aspect.

Office/Bedroom Three:

12'0" x 10'8" (3.67m x 3.27m)

Previously used as a third bedroom, this room is currently utilised as a home office. Door to the balcony which overlooks the back garden, boiler, power & lighting.

Lower Ground Floor:

Kitchen:

16'0" x 13'11" (4.89m x 4.25m)

A range of wall & base units accompanied by integrated appliances to include electric oven,

four ring electric hob and extractor over, ceramic sink with drainer unit, space for fridge/freezer, kitchen island, exposed stone walling, tiled flooring, tiled splashbacks, smoke alarm, window to rear aspect, UPVC double glazed door to rear garden, power & lighting, feature woodburning stove.

Dining Room:

10'9" x 10'1" (3.28m x 3.08m)

Fully redecorated and new flooring laid, power & lighting, door to cloakroom.

Cloakroom:

8'11" x 4'2" (2.74m x 1.28m)

W.C., wash hand basin, space & plumbing for washing machine & tumble drier, lighting.

Second Floor Landing:

Double panelled radiator. smoke alarm, lighting, doors to bedroom two, cot room/dressing room & bathroom.

Bedroom Two:

16'0" x 10'9" (4.89m x 3.30m)

Double bedroom with over stairs storage cupboard, two windows to the front aspect, two double panelled radiators, power & lighting.

Bathroom:

7'10" x 7'7" (2.39m x 2.33m)

Tiled bathroom with white suite comprising W.C., wash hand basin, bath, shower cubicle, frosted window to rear aspect, lighting.

Dressing Room/Cot Room:

8'6" x 7'5" (2.61m x 2.27m)

Window to rear aspect, stairs to bedroom one, double panelled radiator, power & lighting.

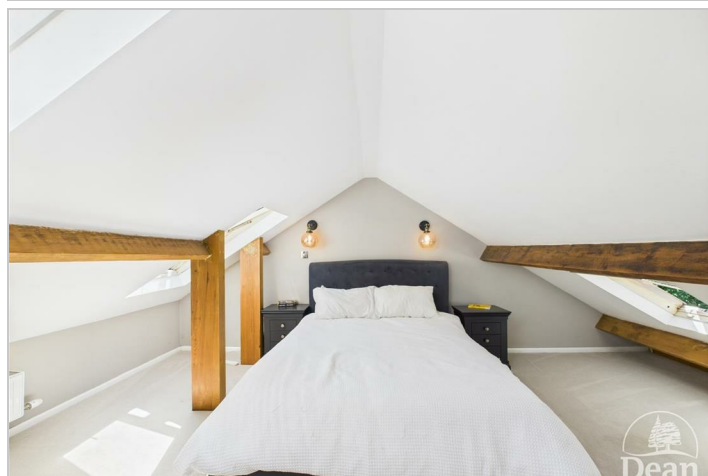
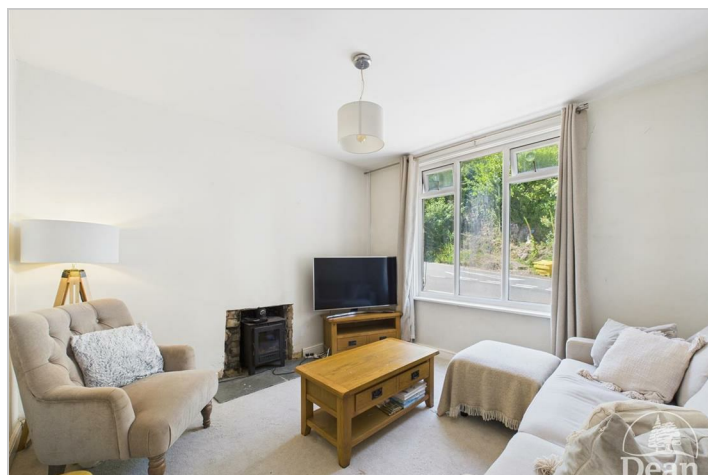
Bedroom One:

18'4" x 15'9" (5.60m x 4.82m)

Situated on the fourth floor bedroom one benefits from ample natural light from three skylights, double panelled radiator, wall lighting,

Outside:

The back garden is a generous size and benefits from a combination of lawn and patio areas accompanied by a variety of mature trees, flowers, shrubs and bushes.



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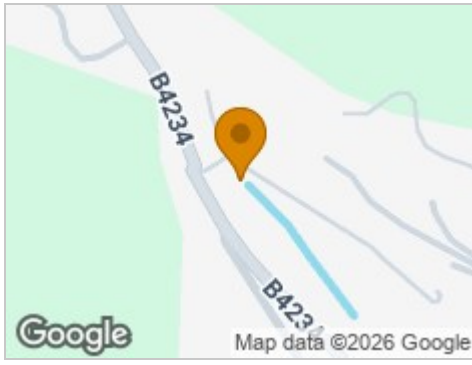
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You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

Road Map



Hybrid Map



Terrain Map



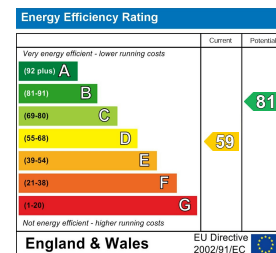
Floor Plan



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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