

**Cherry Tree Cottage Joys Green Road**
Lydbrook GL17 9SX

STEVE GOOCH
ESTATE AGENTS | EST 1985

# Cherry Tree Cottage Joys Green Road

## Lydbrook GL17 9SX

**Guide Price £375,000**

**A BEAUTIFULLY PRESENTED THREE BEDROOM SEMI-DETACHED COTTAGE, occupying a WONDERFUL ELEVATED POSITION above the village of Lydbrook, enjoying STUNNING FAR-REACHING VIEWS ACROSS THE WYE VALLEY. Nestled within approximately ONE THIRD OF AN ACRE OF BEAUTIFULLY MAINTAINED MATURE GARDENS, this charming cottage has been meticulously cared for by its current owner, seamlessly combining CHARACTER FEATURES WITH MODERN COMFORTS. Further improvements include a NEW ROOF AND NEWLY FITTED OIL TANK. Set in a PEACEFUL SEMI-RURAL LOCATION, close to picturesque woodland walks, this delightful property offers a wonderful opportunity to enjoy countryside living in a READY-TO-MOVE-IN HOME.**

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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.



## SUN ROOM / PORCH
### 13'3 x 5'0 (4.04m x 1.52m)
Accessed via a uPVC double glazed entrance door, this welcoming space features ceramic tiled flooring, power points and windows overlooking the attractive gardens. A further uPVC double glazed door leads into the living room.

## LIVING ROOM
### 12'2 x 9'11 (3.71m x 3.02m)
A comfortable and inviting room featuring a charming fireplace with hearth and inset multi-fuel burning stove, creating a lovely focal point. Additional features include smoked ash hardwood flooring, a contemporary vertical radiator and a window overlooking the front aspect.

## DINING ROOM
### 16'0 x 6'9 (4.88m x 2.06m)
Featuring smoked ash hardwood flooring, radiator and a window overlooking the side aspect. Stairs rise to the first floor with useful storage cupboards beneath, whilst doors provide access to the kitchen and ground floor bathroom.

## KITCHEN
### 6'9 x 10'1 (2.06m x 3.07m)
Fitted with a range of attractive Shaker-style wall and base units, complemented by solid wood worktops and tiled splashbacks. Features include an inset Belfast-style sink with mixer tap and space for a range-style cooker, fridge/freezer and dishwasher. Ceramic tiled flooring and a window overlooking the front aspect complete the room.

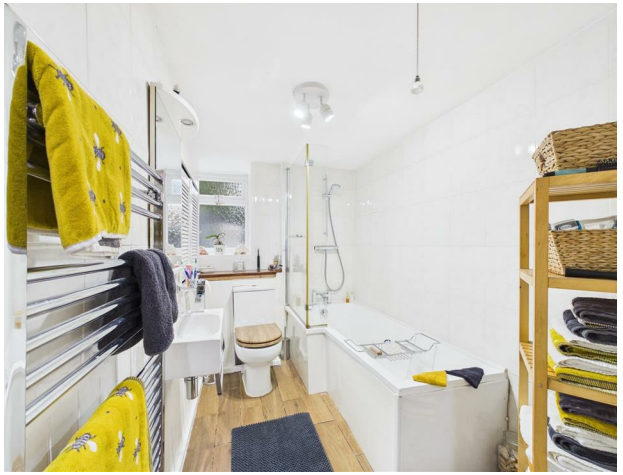
## BATHROOM
### 8'4 x 5'6 (2.54m x 1.68m)
Situated on the ground floor and fitted with a modern three-piece suite comprising a L-shaped panelled bath with mains-fed shower over, close-coupled WC and wall-mounted washbasin. Further features include a chrome heated towel rail, ceramic tiled flooring, tiled walls and a frosted window to the side aspect.













## LANDING / OFFICE AREA

6'9 x 7'6 (2.06m x 2.29m)

An interesting and versatile space featuring an exposed stone wall and bamboo flooring, with room for a desk to create a useful home working area. The landing has restricted head height in places, with doors leading to all three bedrooms.

## BEDROOM ONE

9'6 x 10'1 (2.90m x 3.07m)

A comfortable bedroom benefiting from a range of built-in wardrobes, bamboo flooring, radiator and a window overlooking the front aspect.

## BEDROOM TWO

6'8 x 10'0 (2.03m x 3.05m)

Featuring bamboo flooring, radiator, and a front aspect window.

## BEDROOM THREE

8'9 x 7'0 (2.67m x 2.13m)

A charming bedroom with character features including an exposed stone wall, bamboo flooring, radiator and a window overlooking the side aspect. The room has restricted head height in places.

## OUTSIDE

A pathway owned by the Forestry Commission leads to a gate providing access to the property's beautiful, mature gardens, extending to approximately one third of an acre.

Enjoying a wonderful sense of peace and privacy, the gently sloping gardens are a particular feature of the property, offering a delightful haven for keen gardeners and nature lovers alike. The grounds boast an impressive variety of established flowers, shrubs and specimen trees, including 26 acers, blue spruces and a selection of productive fruit trees comprising Bramley apple, cooking apple, pear, plum and cherry.

A useful, detached outbuilding, currently utilised as a utility room and workshop, benefits from its own power and water supplies, providing excellent practical space. There are also two greenhouses and several garden sheds, offering ample facilities for gardening, storage and outdoor projects. The generous gardens and grounds provide a wonderful opportunity for those with green fingers or an interest in a more self-sufficient lifestyle, whilst the elevated hillside setting and beautiful surrounding countryside create a truly special place to call home.

## PARKING
The property has historically benefited from the use of nearby Forestry Commission-owned land, providing space suitable for parking up to three vehicles. Prospective purchasers should make their own enquiries regarding any ongoing parking arrangements or rights of use.

## SERVICES
Mains water and electricity. Septic tank drainage. Oil central heating.

## 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
Severn Trent - TBC.

## LOAL AUTHORITY
Forest of Dean District Council.

## MONEY LAUNDERING REGULATIONS
To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)

## 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///caravans.dubbing.neck- From our Mitcheldean office, proceed to the mini-roundabout on the A4136, taking the second exit signposted Cinderford & Coleford. Follow the road up and over Plump Hill, then turn right at the Nailbridge traffic lights signposted Ruardean. Continue into the village of Ruardean and proceed along the High Street, taking the left turn into West End signposted Lydbrook. Follow the road out of Ruardean for approx. a mile, the cottage can be found set back on the right just before the signs for Joys Green.

## PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).










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.

