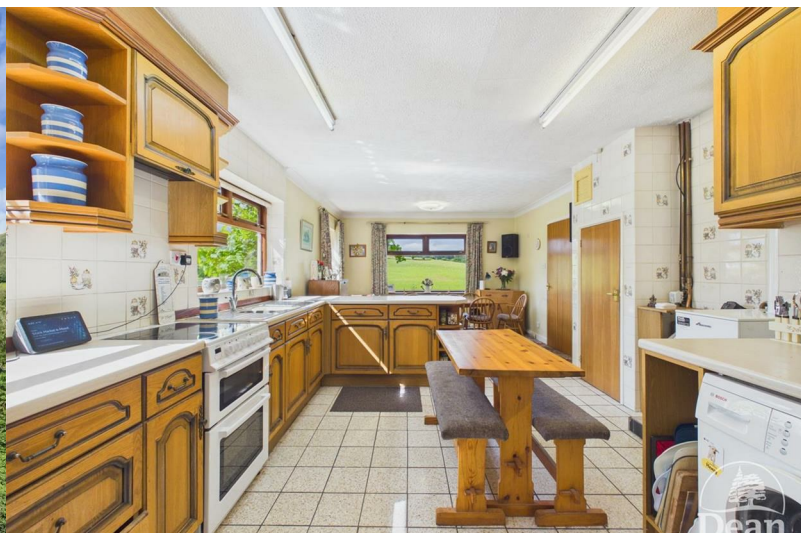




Lower Lydbrook

Lydbrook, Gloucestershire, GL17 9NU

£465,000



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.



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose.

These details do not constitute any part of any Offer, Contract or Tenancy Agreement.

Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them.

Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

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

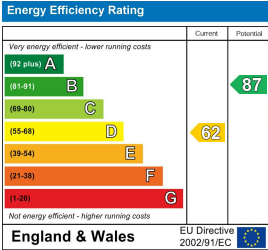
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Viewing

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

