Dean
ESTATE AGENTS

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Central Lydbrook

Lydbrook, Gloucestershire, GL17 9SB

£220,000

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A charming two bedroom cottage enjoying a picturesque setting with a beautiful wooded backdrop, offering characterful accommodation & excellent potential for buyers looking to put their own stamp on a property.

The accommodation is arranged over two floors & benefits from a wealth of traditional features, including exposed ceiling beams, a feature brick fireplace & attractive timber detailing throughout. The ground floor offers two separate reception rooms, comprising a spacious lounge with exposed beams & a central brick fireplace housing a gas fire, creating a cosy focal point. A separate dining room provides additional living space, ideal for family meals & entertaining. The kitchen is fitted with a range of wooden wall & base units, worktop space and a breakfast bar area. To the first floor are two bedrooms, including a generously sized main bedroom benefiting from fitted wardrobes and storage. The accommodation is completed by a family bathroom with a bath and a separate en-suite shower room.

Outside, the property enjoys established garden areas with mature shrubs, hedging & greenery, together with pathways & areas offering scope for landscaping & improvement. The surrounding wooded hillside provides a particularly attractive backdrop, adding to the cottage's countryside charm.

Whilst the property would benefit from some modernisation and updating, it presents a fantastic opportunity to create a lovely home full of character in a scenic setting.







Approached via UPVC double glazed front door into:

Entrance Hallway:
5'9" x 5'2" (1.77m x 1.60m)
Stairs to first floor landing, single panelled radiator, power & lighting, understairs storage cupboard, telephone point, doors to lounge & dining room.

Lounge:
21'4" x 9'3" (6.51m x 2.84m)
Feature brick built fireplace & tiled hearth, two single panelled radiators, wooden beams, power & lighting, stairs to first floor landing, UPVC double glazed windows to front aspect.

Dining Room:
14'9" x 9'6" (4.52m x 2.91m)
UPVC double glazed window to front aspect, double panelled radiator, power & lighting, door to kitchen.

Kitchen:
10'2" x 9'2" (3.10m x 2.81m)
A range of base units, wall units & drawers, worktops, stainless steel sink with drainer unit, vinyl flooring, tiled splashbacks, integral oven & hob, consumer unit, loft access, spotlights & power, UPVC double glazed windows to front & side aspect, UPVC double glazed door to front, double panelled radiator.

First Floor Landing
7'7" x 2'7" (2.32m x 0.81m)
(from stairs in entrance hallway): Door to bedroom one, window to front aspect, lighting.

Bedroom One:
12'6" x 9'4" (3.83m x 2.87m)
Fitted wardrobes, double panelled radiator, window to front aspect, door to en-suite, power & lighting.

En-Suite:
5'6" x 3'6" (1.70m x 1.09m)
Walk in shower cubicle with electric shower, W.C., wash hand basin, tiled walls, single panelled radiator, extractor fan, lighting, cupboard housing immersion tank.

First Floor Landing
5'6" x 4'0" (1.70m x 1.22m)
(from stairs in lounge): Doors to bedroom two & bathroom, lighting.

Bedroom Two:
11'7" x 9'7" (3.55m x 2.94m)
Window to front aspect, double panelled radiator, storage cupboard, power & lighting.

Bathroom:
7'11" x 6'0" (2.42m x 1.85m)
Wooden panelled bath with shower attachment, W.C., wash hand basin, storage cupboard, double panelled radiator, frosted window to front aspect, partly tiled walls, loft access, extractor fan.

Outbuilding:
11'2" x 5'9" (3.42m x 1.76m)
Space & plumbing for appliances, worktops, tiled flooring, window to front aspect.

Outside:

The property enjoys a picturesque setting, nestled against a backdrop of mature woodland & surrounded by an abundance of greenery. To the front, the cottage features a traditional rendered exterior beneath a pitched tiled roof, with attractive character features & established shrubs adding to its charm. A low stone boundary wall & timber fencing separate the property from the roadside.

The gardens extend up the hillside to the rear, offering a mixture of lawned areas, mature hedging, established trees & a variety of shrubs & plants. Stone retaining walls & pathways lead through the different levels of the garden, creating a natural, woodland-style setting with plenty of character & potential for further landscaping.

The outside space also benefits from a brick-built outbuilding, providing a useful utility room, while the elevated position of the gardens offers lovely views towards the surrounding woodland.









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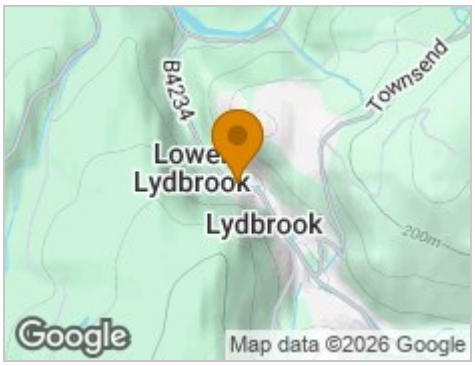
Road Map



Hybrid Map



Terrain Map



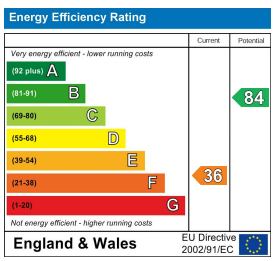
Floor Plan



Viewing

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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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