



**Owl Cottage, Woodland Place, Yorkley, Lydney**  
**OIRO £375,000**

A two bedroom Cottage on the edge of Woodland | Freehold **SSTC**

## *At first glance*

### *In detail*

A gorgeous two bedroom cottage with gated driveway, glorious level gardens, an additional log cabin with shower room and situated on the edge of open woodland.

Owl Cottage benefits from a spacious indoor and outdoor accommodation which is presented in fantastic condition. The vendors have managed incorporate modern features along with period throughout resulting in a pleasant living environment.

The ground floor comprises; a spacious kitchen/diner with breakfast bar, living room with log burner and at first floor a large bathroom with two bedrooms. Externally there is a detached "log cabin" which benefits from having a WC & Shower facilities.

Situated in Yorkley, a quaint village in the Forest of Dean, this property provides a rural living space with access to more bustling towns/cities. The village of Yorkley has a variety of amenities including a local shop, hairdressers, public house, post office, school and a doctor's surgery and has access to a local bus service.

The market town of Lydney is approximately three and a half miles distance where there are a further range of facilities. A wider range of facilities are also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

Council Tax Band: A (Forest of Dean District Council )

Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden





### **Kitchen/diner**

Accessed via front door. Fitted wall and base level units, Rangemaster cooker, tiled splashbacks, space and plumbing for washing machine, integrated dishwasher, exposed stone walling, exposed beams, extractor fan, laminated flooring, breakfast bar, dining area, two windows to front aspect, understairs cupboard with boiler.

### **Lounge**

Exposed stone feature fireplace, original front door, window to front aspect, exposed beams.

### **FIRST FLOOR:**

#### **Landing**

Loft access.

#### **Bathroom**

Shower, WC, corner bath, wash hand basin with under storage unit, airing cupboard, laminated sheet splashbacks, window to front aspect.

#### **Bedroom 2**

Double bedroom. Window to front aspect.

#### **Master bedroom**

Large double bedroom, window to front aspect, space for wardrobes.

#### **Outbuildings**

Detached building with power, water supply and drainage, living area, WC, electric shower, wash hand basin.

#### **Garden**

Level gardens to the front of the property with large gravelled driveway. Mature borders, overlooking woodland area, mainly laid to lawn with some patio areas. Large garden shed.

#### **Vehicle parking**

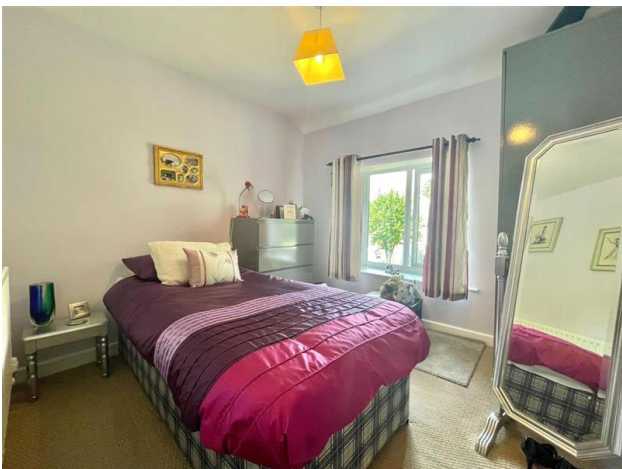
Parking for multiple vehicles on the driveway.

#### **Viewings**

By prior arrangement with Hills.

#### **Services**

Mains services available.





*Town and Country*



*Commercial*

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

GROUND FLOOR  
618 sq ft. (57.5 sq m.) approx.



1ST FLOOR  
364 sq ft. (33.7 sq m.) approx.



TOTAL FLOOR AREA: 1003 sq ft. (93.2 sq m.) approx.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			88
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.