

For identification purposes only



A recently renovated characterful and spacious four bedroom detached period residence on a total plot area of circa 2.9 acres, with private driveway, level wrap-around gardens and two paddocks, situated in a semi-rural location, close to the popular town of Lydney.

This generous period home was formally a farmhouse that belonged to Lydney Park Estate and is believed to date back to the early 1800s.

The current vendors have stylishly renovated this property throughout, including; complete cosmetic enhancement, underfloor heating across the ground floor area and ground source heat pump. Its generous accommodation is set over two floors with a cellar below that can be accessed internally & externally. The ground floor comprises; entrance hall, lounge with feature fireplace, sitting room with feature fireplace, cloakroom, family room which opens out into the fitted and modern kitchen/dining area, utility room with rear access, reach porch and stairs leading down to a wine storage/cellar. The first floor comprises; four good sized bedrooms (one with en-suite), and a family bathroom with both shower and bath. Outside, the total grounds of this property is circa 2.9 acres, and it is approached via electric gates and driveway. The driveway provides ample parking space for multiple vehicles. The gardens wrap around the property and are mainly laid to lawn. There are two paddocks to the side which are enclosed by post and rail fencing. The gardens are bordered by a mixture of trees, shrubs and fencing. The outside space is a peaceful and relaxing place to sit outside and enjoy the nature in summer months. It also provides a great space for entertaining guests and family members.

Lydney town offers a wide range of facilities including; a variety of shops, banks, building societies, supermarkets and a locally treasured park, as well as a sports centre, golf course, hospital, doctor's surgeries, train station, primary and secondary schools. A wider range of facilities are also available throughout the Forest of Dean, including an abundance of picturesque woodland and river walks and outdoor pursuit activities. 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: F (Forest of Dean District Council)

Tenure: Freehold

Please note

There is underfloor heating throughout the ground floor.

Hall

Accessed via front door, access through to drawing room, sitting room, cloakroom and open plan family room/kitchen/diner. Stairs leading up to first floor. Wooden flooring.

Lounge

Sash bay windows to front and side aspect, feature fireplace with wood burner inset, wooden flooring.

Sitting room

Sash bay window to front and side aspects, feature open fireplace, wooden flooring.

Cloakroom

Window to rear aspect, WC, wash hand basin.

Porch

Tiled flooring, access to rear of the property.

Family room

Sash window to side aspect, slate tiled flooring, open fireplace, open plan layout with kitchen/dining room.

Kitchen/diner

A range of fitted units at eye and base level with granite worktops, ceramic sink unit with drainer and mixer taps, integrated dishwasher, integrated fridge freezer, built-in wine cooler, worktop space for breakfast bar, Rangemaster cooker with splash backs and extractor hood, sash windows to front and side aspects, slate tiled flooring, space for dining table and chairs, access into utility room.

Utility

Window to side aspect, door to side providing access to the rear of the property.

Cellar

Accessed via stairs from the hall. Double doors to side aspect providing access to outside.

FIRST FLOOR:

Landing

Sash window to front aspect, access to attic space, access to all bedrooms and family bathroom.

Bedroom 1

Sash windows to front aspect, radiator, access to en-suite.

En-suite

Freestanding oval bath with mixer tap and shower attachment, walk-in shower cubicle with glass screen and overhead rain shower head, WC, wash hand basin, tiled walls, tiled flooring, sash window to side aspect.

Bedroom 2

Sash windows to front and side aspects, radiator.

Bedroom 3

Windows to side aspect, built-in wardrobes, radiator.

Bedroom 4

Feature fireplace, sash window to side aspect, radiator.

Bathroom

Panelled bath with mixer taps, walk-in shower cubicle, WC, wash hand basin, tiled flooring, tiled splash backs, heated towel rail, windows to rear aspect.

Outside

The total grounds of this property is circa 2.9 acres, and the property is approached via electric gates and driveway. The driveway provides ample parking space for multiple vehicles. The gardens wrap around the property and are mainly laid to lawn. There are two paddocks to the side which are enclosed by post and rail fencing. The gardens are bordered by a mixture of trees, shrubs and fencing. The outside space is a peaceful and relaxing place to sit outside and enjoy the nature in summer months. It also provides a great space for entertaining guests and family members.

Services

Mains electric and water connected, ground source heat pump, septic tank.

Viewings

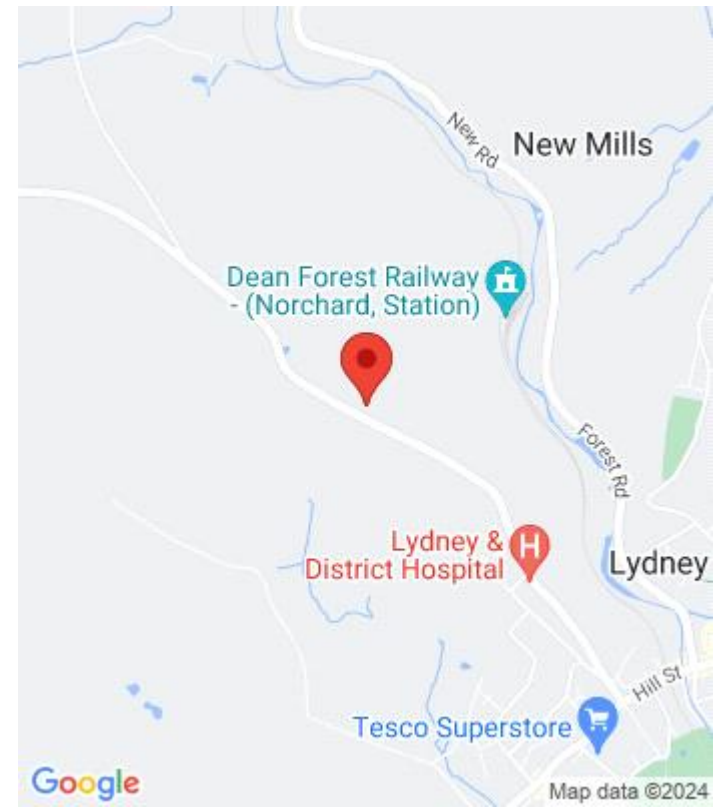
By prior appointment with Hills.



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/fittings 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.



TOTAL FLOOR AREA: 2814 sq.ft. (261.5 sq.m.) approx.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			80
(55-68) D			
(39-54) E			
(21-38) F		25	
(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.