



Yew Tree Cottage, Uphill Road, Hangerberry, Lydbrook
Offers Over £500,000

4 bedroom cottage for sale | Freehold

At first glance

- 4 Bedrooms - 1 En-suite
- Characterful and charming features
- Fantastic views
- Off-road parking
- Open rear views
- Outbuilding
- Rural setting
- Well-maintained gardens
- Cottage

In detail

A beautifully presented and charming four bedroom detached extended cottage offering gardens to front, side and rear, off-road parking, outbuilding, and fantastic views over the church and surrounding countryside, situated in an idyllic location.

This property is perfect for those who like the rural lifestyle whilst still within close distance to further travel networks. It offers generous and characterful accommodation with lovely and well-maintained gardens.

Internally, the property comprises; entrance hall, living room, dining room, kitchen, utility space, sitting room, four bedrooms (one with en-suite) and a bathroom. Please note: the en-suite bedroom is accessed via its own staircase and could be made in to a self-contained space.

Externally, there is off-road parking via two separate driveways, the gardens are laid to both patio and lawn and there is a lovely raised pond, outbuilding, greenhouse and a variety of shrubs, plants and trees.

Situated in the village of Lydbrook, which is sought after due to its famous River Wye (perfect for wild swimming/canoeing), this location also offers some of the best mountain biking in the country and excellent walking/hiking routes.

Other facilities include; primary school, local shop, pubs, health care and community centre.

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: D (Forest of Dean District Council)

Tenure: Freehold

Electricity supply: Mains

Heating: Oil

Water supply: Mains

Sewerage: Mains





Entrance hall

Access through to living room.

Living room

Feature wood burner with stone fireplace, wooden flooring, windows to front and side aspect, log store, radiator.

Dining Room

Storage cupboard, space for dining table and chairs, radiator, windows to front and rear aspects, access through to kitchen and sitting room, stairs leading up to first floor.

Kitchen

Fitted units at eye and base level with worktop space, integrated oven with gas hob and extractor fan above, space for fridge freezer, sink unit with drainer, integrated dishwasher, radiator, access through to utility, bi-fold doors leading out to the patio with beautiful views, window to rear aspect.

Utility

Space for fridge freezer, tumble dryer and washing machine.

Sitting room

White painted wooden flooring, wood burner, windows to rear and front aspects, radiator, iron spiral staircase providing access to master bedroom.

FIRST FLOOR:

Master bedroom

Window to front aspect, carpeted flooring, built-in wardrobes, radiator, access through to en-suite.

En-suite

Shower enclosure, WC, wash hand basin, radiator, window to rear aspect.

Bedroom 2

Windows to front and side aspects, carpeted flooring, working fireplace, radiator.

Bedroom 3

Window to front aspect, wooden flooring, storage cupboard, radiator.

Bedroom 4

Could also be utilised as a home office. Wooden flooring, window to front aspect, radiator.

Bathroom

Fitted tiled bath with shower, WC, wash hand basin with vanity unit underneath, wooden flooring, radiator, window to rear aspect.

Outside

To the front of the property, there is a driveway with parking space and a path which leads to the house. The front gardens benefit from a wonderful pond, patio and lawned areas with trees and plants, a large wooden garden room, a tiered area which leads onto a brick built outbuilding and greenhouse. There is also a carport.

To the side and rear of the property, the gardens are laid to lawn and there is a patio area providing fantastic seating space leading directly out of the kitchen. There are beautiful views towards the church and the countryside beyond.

Services

Mains water and electric connected. Oil central heating.

** The heating system and services, where applicable, have not been tested. **

Viewings

By prior appointment with Hills.

Rates

Council Tax Band: D

Please refer to https://www.counciltax.info/council/forest_of_dean for prices in the Forest of Dean and <https://www.gov.uk/council-tax-bands>



for the Tax Band.

Water Rates

Severn Trent - to be advised.

Money Laundering Regulations

To comply with MLR, all prospective purchasers will be asked to produce ID documentation at the time of making an offer. We kindly ask for your cooperation during this procedure.



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/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.



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 87.6 m² (943 sq.ft.) FLOOR 2: 79.4 m² (854 sq.ft.)
EXCLUDED AREAS: DECK: 4.5 m² (48 sq.ft.)
TOTAL: 167.0 m² (1,797 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	
(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.