



LYDBROOK

Guide price **£425,000**



ROSE COTTAGE

New Road, Lydbrook, Gloucestershire GL17 9QG



Detached cottage
Three bedrooms
Idyllic location

This three-bedroom, detached cottage is located in Lydbrook which is in the beautiful Forest of Dean. The property is located at the end of a quiet country lane and is the perfect place if you are looking for a charming cottage in an idyllic location.

Located in Lybroom which is in the beautiful Forest of Dean this three-bedroom, charming cottage is situated within a short distance of local amenities. The property is located at the end of a country lane and is set in an idyllic location.

Upon entering the property, you are greeted into the entrance hall which leads you through to the dining room, kitchen and sitting room.

A store room is located on the ground floor and is accessed through a separate door from the outside.

To the first floor you will find three bedrooms and a family bathroom.

The property has character features throughout however would benefit from modernisation to make this the perfect family home.

Throughout the property each window has a beautiful view over the tranquil garden.

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KEY FEATURES

- Detached cottage
- Three bedrooms
- Lots of potential
- Idyllic location
- Approximately .75 of an acre
- Driveway and Garage



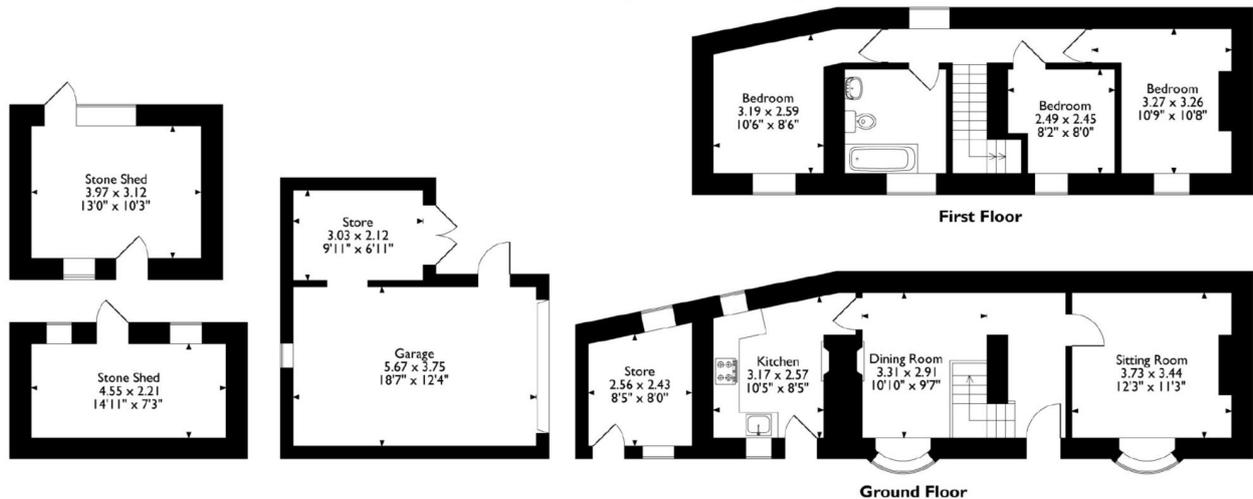
Approaching the property, you will find a gated driveway which leads down to the detached double garage which has an electric roller door.

Steps leading down to the property take you round the front where you will find a large patio area perfect for sitting out with family and friends.

The garden is mainly laid to lawn with a variety of mature trees, shrubs and flowers. You will also find a green house, two stone outbuilding one having a chimney.



Approximate Gross Internal Area
 Main House = 80 Sq M/862 Sq Ft
 Garage/Outbuildings = 56 Sq M/603 Sq Ft
 Total = 136 Sq M/1465 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

DIRECTIONS

Approaching Lydbrook from Ross on wye, turn left just after the Wye Lodge, continue up through the village until New Road Hangerberry is on your right. Proceed up Hangerberry until you reach the old red phone box, cottage is at the end of the lane on the opposite side of the road.



INFORMATION

Postcode: GL17 9QG
 Tenure: Freehold
 Tax Band: D
 Heating: Gas LPG
 Drainage: Private
 EPC: F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G	22	69
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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