



LYDBROOK

Guide price £425,000



ARCHER & CO

www.archerandco.com

To book a viewing call 01989 768484

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.

Guide price
£425,000



KEY FEATURES

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



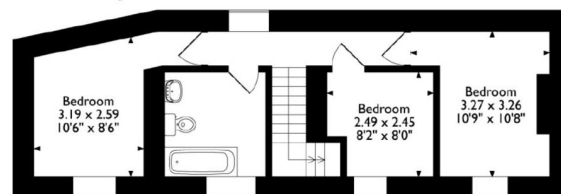
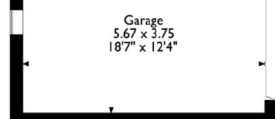
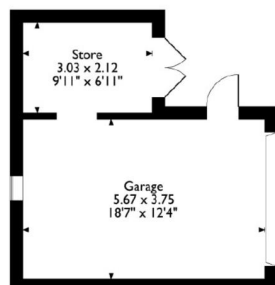
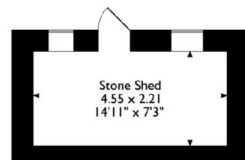
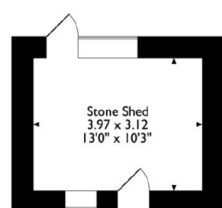
Approaching the property, you will find a gated driveway which leads down to the detached double garage which has an electric roller door.

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.

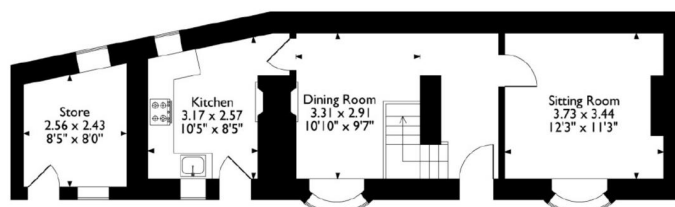
The garden is mainly laid to lawn with a variety of mature trees, shrubs and flowers. You will also find a green house, two stone outbuilding one having a chimney.



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



First Floor



Ground Floor

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	(1-20)		
Not energy efficient - higher running costs			
England & Wales		22	69
EU Directive 2002/91/EC			

52 Broad Street, Ross-on-Wye, HR9 7DY
01989 768484
ross@archerandco.com
www.archerandco.com



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.