



LYDNEY

Guide price **£575,000**



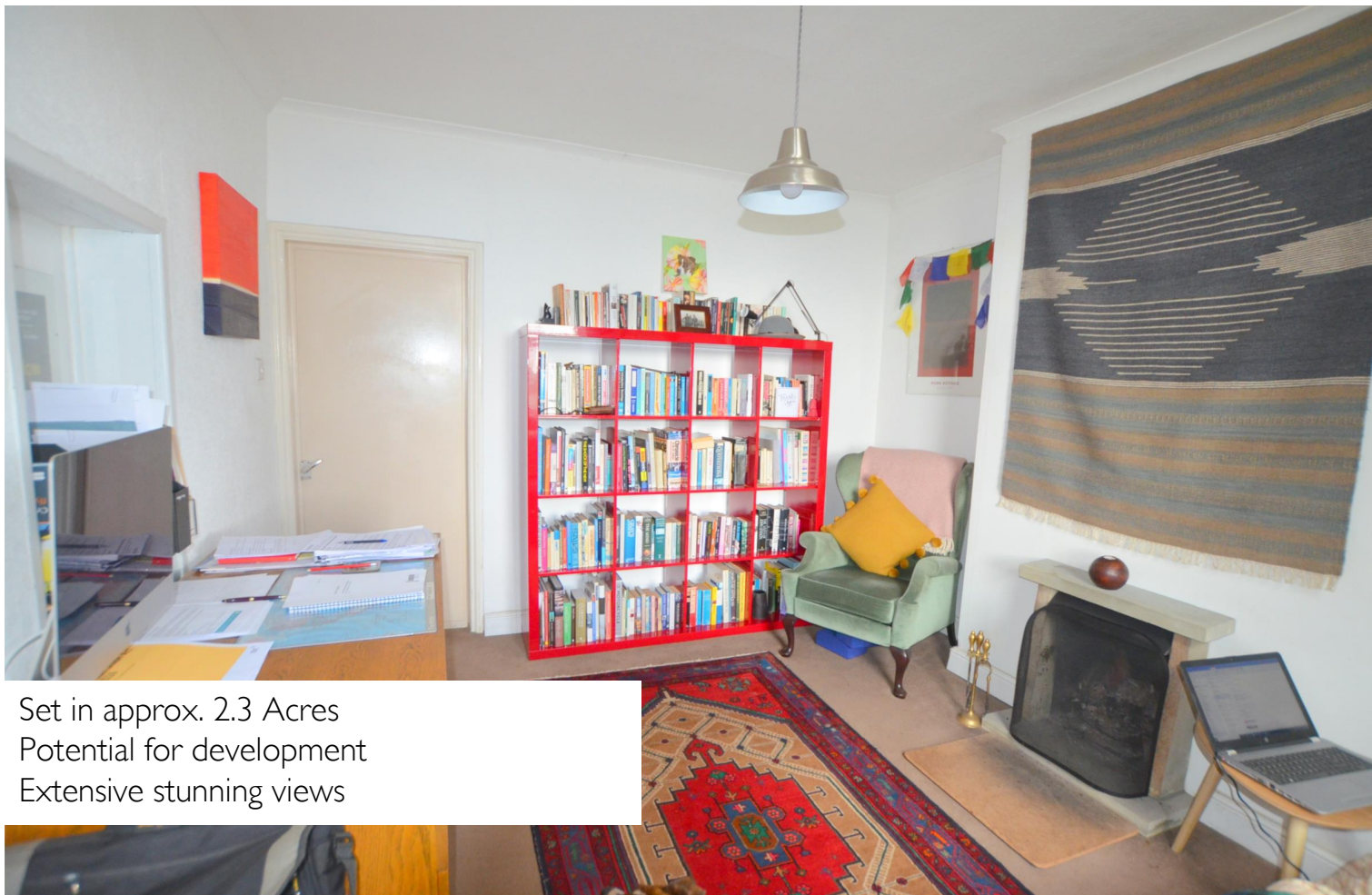
 ARCHER & CO

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ROCK HOUSE

Rock House, Driffield Road, Gloucestershire GL15 4EU



Set in approx. 2.3 Acres
Potential for development
Extensive stunning views

Rarely available in this highly sought after location, with immense potential for further development to property and site subject to consent. A detached two bedroom cottage set in a large garden with a range of outbuilding. Also with roughly 2.5 acres to the rear the property. Could be suitable for equestrian use with a stable opening to adjoining field and orchard.

Lydney town offers a wide range of facilities including a variety of shops, bank, building societies and supermarkets, as well as a sports centre, golf course, hospital, doctors surgeries, train station, primary and secondary schools.

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.

LOUNGE (3.93m x 3.35m) ((12'11" x 11'0"))

Window to front, feature fireplace, night storage radiator.

DINING ROOM (3.96m x 3.05m) ((13'0" x 10'0"))

Window to front, night storage radiator, feature fireplace.

KITCHEN (3.35m x 2.16m) ((11'0" x 7'1"))

Fitted with a range of Pine base and eye level units, worktop space, double bowl sink unit, built-in hob, oven and grill, extractor hood, tiled floor.

BATHROOM

With four piece suite comprising of bath, wash hand basin, WC, shower, tiled splashbacks.

CONSERVATORY (2.74m x 2.74m) ((9'0" x 9'0"))

Part glazed.

BEDROOM ONE (3.96m x 3.35m) ((13'0" x 11'0"))

Window to front.

BEDROOM TWO (3.96m x 3.05m) ((13'0" x 10'0"))

Windows to front and side, night storage heater.

Guide price
£575,000



KEY FEATURES

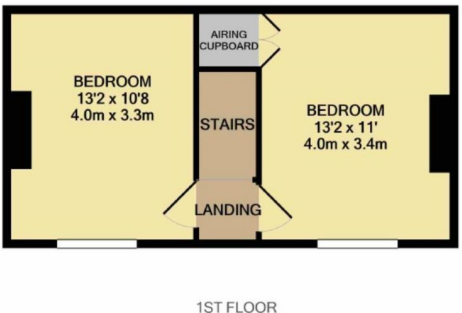
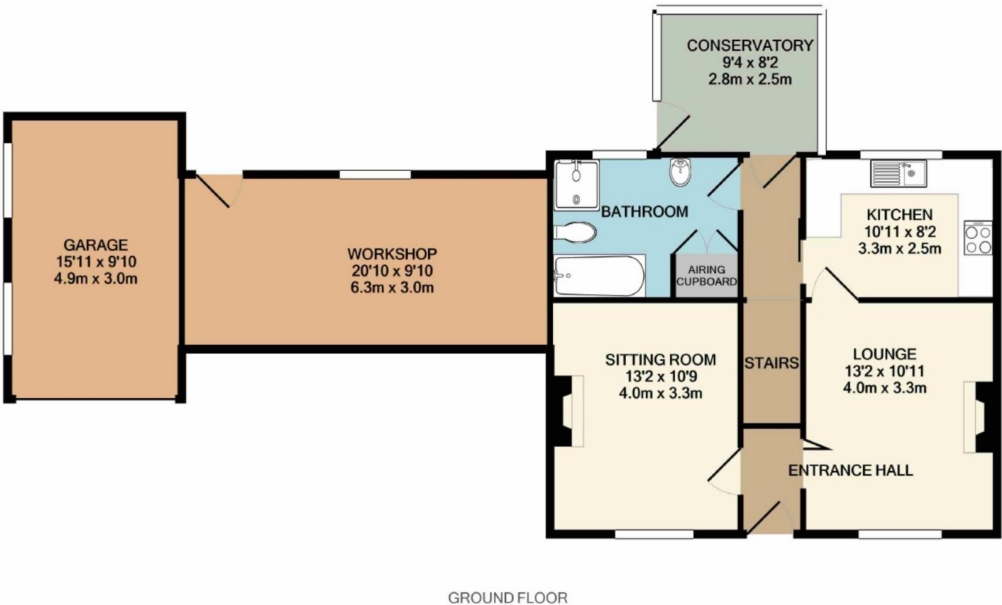
- Set in approx. 2.3 acres
- Large garden
- Range of outbuildings
- Potential for development
- Extensive stunning views
- Sought after location



Rock House is set in a large immediate enclosed level garden which is mainly laid to lawn, wall and gate with wrought iron railings, double drive to the side of the property. Extensive views of the Cotswolds from the front and views of the River Severn from the field. A range of outbuildings to include a garage, single storey stone construction workshop, field store and a tool shed. Could be suitable for equestrian use with a stable opening to adjoining field and orchard.

Agents Note: There is no Covenant on the property





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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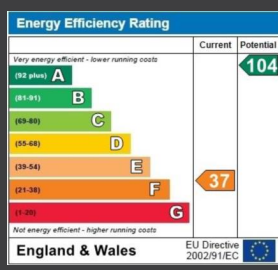
DIRECTIONS

What3Words- ///elbow.ramming.hairspray



INFORMATION

Postcode: GL15 4EU
 Tenure: Freehold
 Tax Band: D
 Heating: TBC
 Drainage: Mains
 EPC: F



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