



DRYBROOK

Guide price **£350,000**



CROFT HOUSE

Morse Road, Drybrook, Gloucestershire GL17 9AT



Charming detached cottage with Stunning Countryside Views
Three Double Bedrooms & Three Reception Rooms
Mature Gardens, Off-Road Parking & Solar Panels

A truly delightful cottage set on the edge of Drybrook village, offering three double bedrooms and three versatile reception rooms, with approximately 1,280 sq. Ft. Of characterful living space. Ideal for family life or those seeking a peaceful countryside retreat, the home enjoys established gardens, a productive vegetable plot and stunning panoramic views across the surrounding landscape. Off-road parking is provided, and the property also benefits from owned solar panels with Solar iBoost for improved energy efficiency.



Guide price
£350,000



KEY FEATURES

- Charming detached Cottage
- Three Double Bedrooms
- No onward chain
- Mature Gardens With Views
- Off-Road Parking
- Owned Solar Panels With Solar iBoost



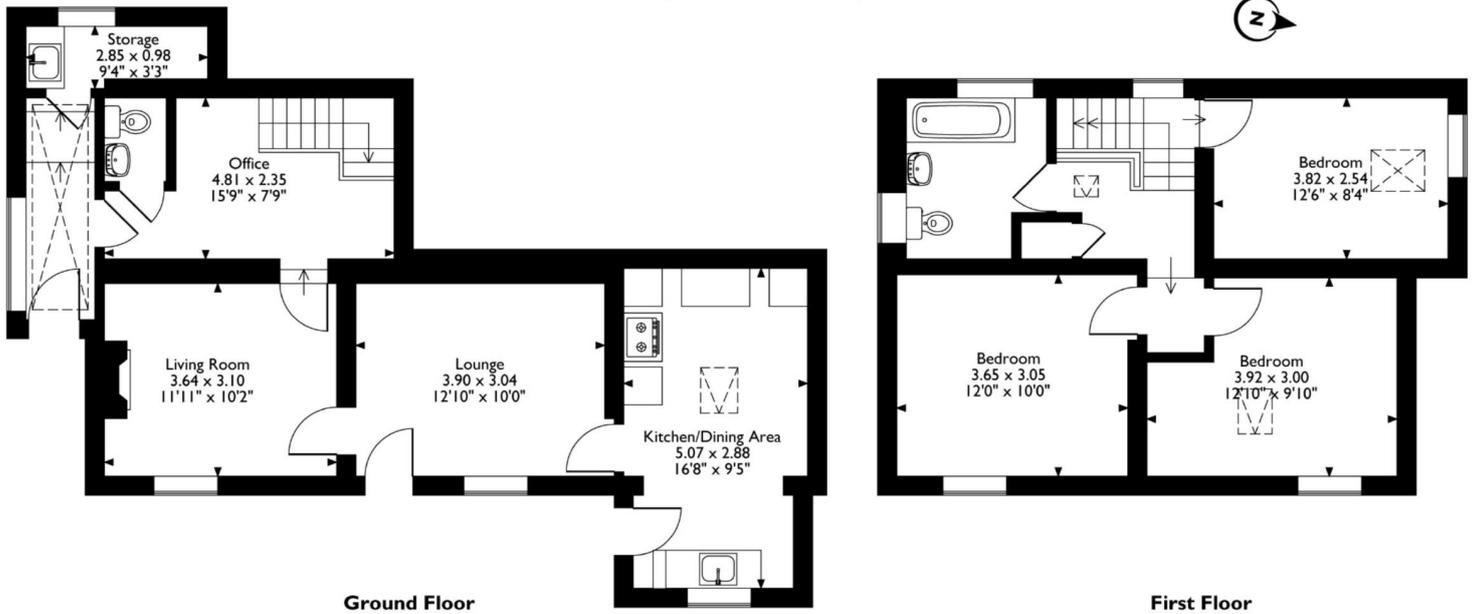
STEP INSIDE



The welcoming kitchen/dining room is fitted with a range of pine units complemented by slate and pennant stone worktops, a traditional Belfast sink and Rayburn, creating a warm and homely feel. There is space for additional appliances, and flagstone flooring enhances the cottage charm.

From here, the layout flows through to a cosy lounge with sash window and quarry tiled flooring, leading into a further living room featuring an exposed stone wall and wood burning stove the perfect spot for relaxing evenings.

Approximate Gross Internal Area 108 Sq M / 1163 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.

An additional reception room offers flexibility as a home office, hobby room or snug, with stairs rising to the first floor and access to a ground floor cloakroom and useful lean-to porch with further storage.

Upstairs, a split-level landing leads to three double bedrooms.

Two enjoy beautiful countryside views to the front, while the third benefits from a skylight and side aspect window.

A family bathroom completes the first floor.

STEP OUTSIDE



The mature cottage gardens wrap around the property and are a true highlight, with established planting, flowers, shrubs and small trees alongside a well-tended vegetable plot. The sunny garden enjoys superb panoramic views over open countryside, offering a peaceful and private setting. A pathway leads to the off-road parking area.

AGENTS NOTE:

Please note that a small portion of the garden will be retained by the current owners for the construction of a new build property.

Mains water, electricity and drainage. Solid fuel heating.

Owned PV solar panels with Solar iBoost.

INFORMATION

Postcode: GL17 9AT

Tenure: Freehold

Tax Band: C

Heating: Solid Fuel

Drainage: Mains

EPC: E





DIRECTIONS

What3words: [///blogging.comment.ducks](https://www.what3words.com////blogging.comment.ducks)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	53	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

52 Broad Street, Ross-on-Wye, HR9 7DY

01594 715888

forest@archerandco.com

www.archerandco.com



ARCHER
& CO

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.