



The Cottage, The Bourts

Lydbrook, Gloucestershire, GL17 9QB

Offers Over £575,000



VIRTUAL TOUR AVAILABLE Dean Estate Agents are delighted to offer to the market this three/four bedroom detached family home situated in a rural location in the Forest of Dean. The Boarts is quiet area in Lydbrook away from the main village with gorgeous elevated views of the woodland and plenty of walks nearby.

The home comprises of spacious lounge with woodburner and French doors which open out onto the garden, a family orientated kitchen/dining room/snug, a cloakroom, a downstairs bedroom/office with an en-suite and three bedrooms and bathroom upstairs. Outside there is a large garden with plenty of seating areas to enjoy the views, a garage/workshop and ample off road parking.

Viewing is a must if your looking for a modern family home with plenty of outdoor space in a quiet location.



Approached via a double glazed door into:

Entrance Hallway:

Stairs to first floor, smoke alarm, double panelled radiator, loft access, fitted storage cupboards, doors to cloakroom, lounge and kitchen.

Lounge:

Double glazed doors to garden, TV point, woodburner, double panelled radiator, power and lighting.

Open Plan Kitchen/Dining Room/Snug:

A range of base, wall and drawer units, space for range master, integrated dishwasher, integrated fridge/ freezer, one and a half bowl sink drainer unit, extractor hood, breakfast bar, under floor heating, double panelled radiator, tiled flooring, double glazed windows, double glazed doors to garden, space for dining room table, utility cupboard with plumbing for washing machine, tiled flooring and storage.

Downstairs Bedroom/Office:

Double glazed window to front, smoke alarm, double glazed door, power and lighting, door to en-suite:

En-Suite:

Large walk in shower with glass screen, tiled flooring, vanity unit hosting W.C. and inset sink, extractor fan, double glazed window, lighting.

Cloakroom:

Double glazed windows, W.C., vanity sink unit, tiled flooring, lighting.

First Floor Landing:

Double glazed window to front, storage cupboard, smoke alarm, power and lighting.

Bedroom One:

Double glazed window to front with stunning views, double panelled radiator, tv point, power and lighting.

Bedroom Two:

Double glazed window to rear, storage cupboard, loft access, double panelled radiator, power and lighting.

Bedroom Three:

Double glazed window to front with stunning views, double panelled radiator, loft access, power and lighting.

Bathroom:

Modern bathroom with walk in shower and glass screen, vanity sink unit, bath, W.C., double glazed window to rear, tiled flooring, partly tiled walls, lighting.

Garage/Workshop:

Large garage/ workshop with car pit, windows, power and lighting. Potential for conversion with the correct permissions.

Outside:

The property benefits from parking for multiple vehicles. There are beautiful gardens with stunning elevated views of woodlands. The garden is tiered into different sections and benefits from patio area, lawned section, vegetable and greenhouse area. Take a look at the photos to appreciate the views and garden.



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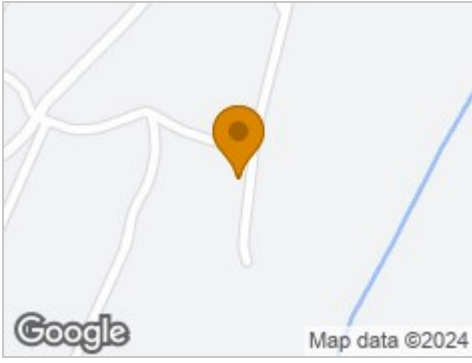
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Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

Road Map



Hybrid Map



Terrain Map



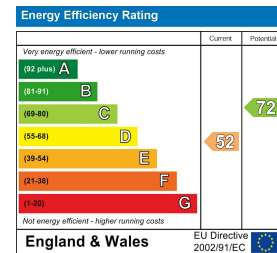
Floor Plan



Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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