



The Cottage, The Bourts

Lydbrook, Gloucestershire, GL17 9QB

Offers Over £575,000



*****VIRTUAL TOUR AVAILABLE***** This three/four bedroom detached cottage situated in a rural location in the Forest of Dean is a charming and idyllic retreat.

The property boasts two bathrooms, including an en-suite in the downstairs bedroom, an open plan kitchen/dining room/snug which is well-equipped with modern appliances and ample counter space, making it perfect for preparing home-cooked meals and a spacious lounge with a woodburner and French doors leading to the large garden. The property benefits from ample off-road parking, garage providing additional storage space for outdoor gear, tools, and even a workshop area for hobbies and a large garden area offers a perfect retreat for outdoor activities and gardening with multiple seating areas to enjoy the elevated views of the woodland.

The property also boasts a modern interior with underfloor heating, double glazed windows, and a stunning bathroom with a walk-in shower and bath. Must be viewed to appreciate the peaceful location and outdoor space. Additionally, there is a potential for conversion of the garage/workshop with the correct planning permission.



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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Road Map



Hybrid Map



Terrain Map



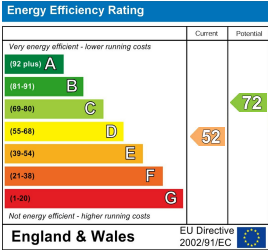
Floor Plan



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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