



Mulberry Cottage

Central Lydbrook, Lydbrook, GL17 9SE

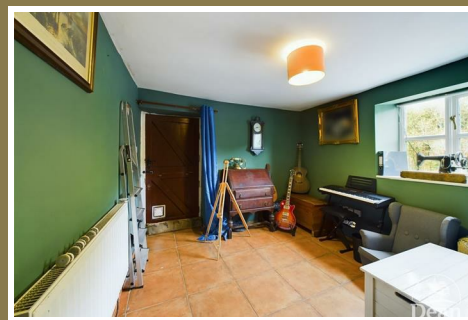
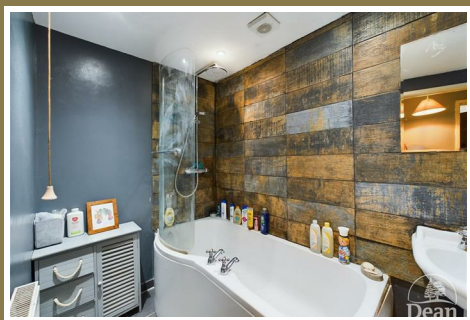
£350,000



VIRTUAL TOUR AVAILABLE Dean Estate Agents are delighted to offer to the market this super sized plot with a detached cottage sitting on approximately three acres, the raised location is delightful with gorgeous woodland and village views all around.

The unique cottage has been recently updated to create a modern and comfortable home comprises of lounge with wood burner, spacious modern kitchen/diner with separate utility room and handy downstairs cloakroom. Upstairs there is a large first floor landing which is perfect for a study area, three bedrooms and bathroom.

Outside the gardens are stunning with glorious views over Lydbrook and the surrounding woodlands. There is gated access with pathway leading to the front accessing the house and a seating area with mature shrubs and bushes. A pathway leads to the wood-built workshop/garden store and log store. Another pathway continues to the rear of the cottage having further seating area and garden pond, this continues to the raised decked seating area having superb elevated woodland views. The gated access leads into the paddock with wooded area, fruit trees and superb far-reaching woodland views.



Approached via front door into:

Entrance Porch:

4'4" x 3'1" (1.33m x 0.95m)

Built in shelving, single glazed windows. Wooden door to the garden.

Wooden frosted door into:

Lounge:

14'11" x 11'0" (4.57m x 3.36m)

Multi fuel burner, double panelled radiator, two double glazed wooden window, power & lighting, stairs to first floor landing/study, door to kitchen/diner.

Kitchen/Diner:

14'11" x 12'4" (4.56m x 3.76m)

A range of eye level and wall mounted units, wood burner, eye level electric oven, gas hob, power, double sink, two double glazed wooden windows, one velux window over the sink, LED spotlights, door to utility room.

Utility Room:

8'9" x 7'4" (2.69m x 2.24m)

Boiler, built in storage cupboard, one sink, space for washer & drier, double panelled radiator, power &

lighting, UPVC double glazed window, door to cloakroom.

Cloakroom:

4'1" x 3'3" (1.25m x 1.01m)

Toilet, double glazed frosted window.

From the Lounge, stairs up to:

First Floor Landing/ Study:

12'7" x 9'9" (3.86m x 2.98m)

Double panelled radiator, power & lighting, built in shelving, double glazed wooden window, door to garden.

Stairs up to:

Hallway:

Doors to all bedrooms and bathroom, power & lighting.

Bedroom One:

12'2" x 10'4" (3.72m x 3.16m)

Double panelled radiator, double glazed wooden window, power & lighting.

Bedroom Two:

12'6" x 10'0" (3.82m x 3.07m)

Feature fireplace, double glazed wooden windows, double panelled radiator, power & lighting.

Bedroom Three:

11'1" x 7'5" (3.38m x 2.28m)

Double panelled radiator, double glazed wooden window, power & lighting.

Bathroom:

10'2" x 5'1" (3.10m x 1.56m)

P shaped bath, W.C., hand wash basin, double panelled wooden frosted window, double panelled radiator, extractor fan, LED spotlights.

Outside:

The plot extends to approximately three acres in total, there are two acres of sloped fields and the house and garden sit on one acre. The garden is situated over a number of different levels and there is a decking area which is perfect for seating with extended woodland views over Lydbrook. There is a storage shed with a lean to for wood storage.

Agent's Note:

There is no off road parking at the property.



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You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

Road Map



Hybrid Map



Terrain Map



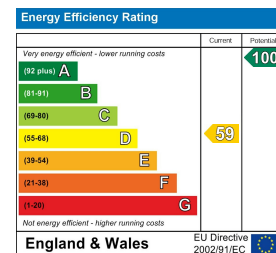
Floor Plan



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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