



5 Mill Row

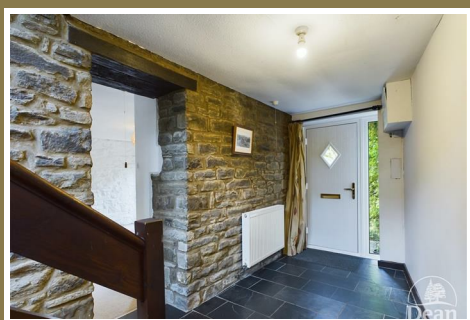
Lydbrook, GL17 9NR

£220,000



VIRTUAL TOUR AVAILABLE Don't miss out on this fantastic opportunity to purchase this traditional picturesque cottage in a stunning setting. The enchanted garden is full of bloom perfect for sitting out and enjoying the sunshine, the sound of the stream at the end of garden makes the setting even more charming. The cottage itself has many characterful features including a woodburning stove for those winter nights, exposed stone walls in the entrance hallway leading up the stairs and wooden beams. The open plan living/kitchen area is a fantastic size and there are two double bedrooms upstairs, the shower room is modern with walk in shower cubicle and vanity unit with inset sink.

This property would be perfect as for first time buyers or as a holiday let. Lydbrook has many amenities to include doctors surgery, two public houses, two takeaways and a convenience store, there are plenty of woodland walks nearby and near to the River Wye.



Approached via composite front door into:

Entrance Hallway:

13'2" x 5'0" (4.02m x 1.53m)

Exposed stone feature wall going up the stairwell, stairs to first floor landing, double panelled radiator, consumer unit, archway to open plan living/kitchen area, power and lighting, understairs storage.

Open Plan Living/Kitchen Area:

18'2" x 13'3" (5.56m x 4.05m)

Kitchen/Dining Area:

A range of base units and wall units, integrated fridge, electric hob, electric oven, stainless steel sink with drainer unit, cupboard housing the boiler, double glazed composite window to rear aspect, power and lighting.

Living Area:

Multi fuel burner, double panelled radiator, composite double glazed window to front aspect, double glazed composite door to garden, power and lighting.

First Floor Landing:

Double glazed composite window to rear aspect, exposed stone feature on stairwell, power, doors to

bedrooms and bathroom, loft access, smoke alarm.

Bedroom One:

12'3" x 11'3" (3.75m x 3.45m)

Double glazed composite window to front aspect, double panelled radiator, power and lighting.

Bedroom Two:

13'0" x 6'3" (3.97m x 1.93m)

Double glazed composite window to rear aspect, power and lighting, double panelled radiator.

Bathroom:

7'4" x 5'6" (2.26m x 1.70m)

Large rounded walk in shower cubicle, W.C., vanity unit with inset wash hand basin, double glazed frosted composite window to front aspect, heated towel rail, extractor fan, lighting.

Outside:

You will find an enclosed garden benefitting from a patio area perfect for table and chairs, pebbled area with stepping stones leading to a lawn, you'll find mature shrubs to the left and another pebbled area toward to end where you will find a wooden shed. There is a large maple tree to the centre of the garden. Beyond the garden there is a little stream with a patio area offering a view of greenery. There is off road parking for one vehicle.



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Road Map



Hybrid Map



Terrain Map



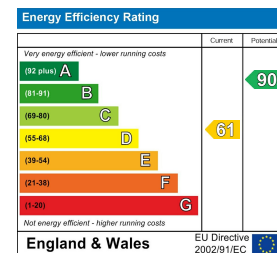
Floor Plan



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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