



**FREEHOLD**

**£285,000**



## **ROSE COTTAGE, CAMOMILE GREEN, UPPER LYDBROOK, LYDBROOK, GLOUCESTERSHIRE, GL17 9LL**

- TWO BEDROOMS
- BATHROOM
- ORIGINAL STONE OUTBUILDING
- GAS CENTRAL HEATING
- TWO RECEPTION ROOMS
- GOOD SIZE GARDENS WITH VIEWS
- GARAGE
- SOUGHT AFTER LOCATION

**[www.kjtresidential.co.uk](http://www.kjtresidential.co.uk)**



# ROSE COTTAGE, CAMOMILE GREEN, UPPER LYDBROOK, LYDBROOK, GLOUCESTERSHIRE, GL17 9LL

A CHARMING TWO BEDROOMED DETACHED FOREST COTTAGE IN A GENEROUS PLOT AT THE UPPER END OF THE LYDBROOK VALLEY. A SOUGHT AFTER LOCATION WITH THE FOREST OF DEAN BEING EASILY ACCESSIBLE WITH ITS SEEMINGLY LIMITLESS CYCLE AND WALKING TRAILS AND THE RIVER WYE - RENOWNED FOR ITS NATURAL BEAUTY AND WATER PURSUITS. THE PROPERTY DOES NEED SOME UPDATING BUT HAS GREAT POTENTIAL FOR EXTENSION AND HAS GOOD SIZED GARDENS WHICH UNTIL RECENTLY HAVE BEEN WELL CULTIVATED. THERE ARE VERY PLEASANT FAR REACHING WOODLAND VIEWS. LYDBROOK IS A WELCOMING AND FRIENDLY COMMUNITY WITH GREAT FACILITIES.

Lydbrook has a good range of facilities including primary education, local shop, health care and community centre and is situated between the Wye Valley and the Forest of Dean.

A wider range of facilities also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn Crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

Front door to -

**Kitchen: 12' 0" x 9' 5" (3.65m x 2.87m),** (Measurements Include stairs) Well fitted at wall and base level with French sink, plumbing for automatic washing machine, tiled splash-backs, windows to side and front with views, radiator.

**Dining Room: 12' 0" x 10' 5" (3.65m x 3.17m),** Fireplace with wood-burning stove (not operational), radiator, beamed ceiling, window to front with views.

**Lounge: 12' 7" x 11' 10" (3.83m x 3.60m),** Two windows to front with views, radiator, stone fireplace, beamed ceiling,



**Landing:** Window to rear.

**Bathroom: 12' 0" x 6' 7" (3.65m x 2.01m),** Three piece suite, tiled splash-backs, windows to front and rear, radiator, built-in cupboard, airing cupboard with gas boiler for central heating & domestic hot water.

**Bedroom One: 13' 3" x 11' 9" (4.04m x 3.58m),** Window to front with views, window to rear, radiator.

**Bedroom Two: 10' 5" x 9' 3" (3.17m x 2.82m),** Window to front with views, radiator.



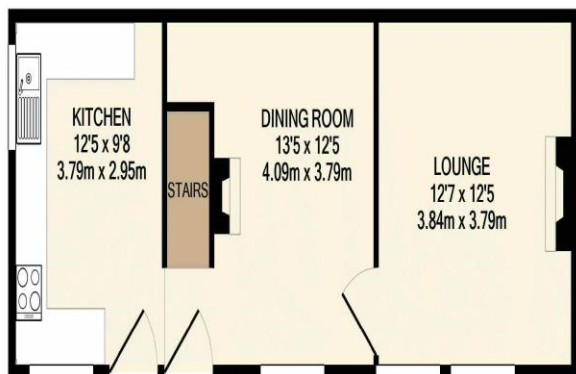
**Outside:** Gardens to side and rear of excellent size. There is a greenhouse, original stone outbuilding and garage, formal gardens with pond, tiered with mature shrubs and trees and pleasant views.

**Services:** All main services connected to the property. The heating system and services where applicable have not been tested.

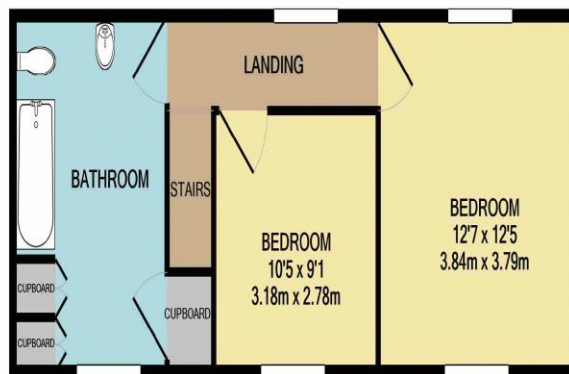


IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.





GROUND FLOOR  
APPROX. FLOOR  
AREA 444 SQ.FT.  
(41.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 445 SQ.FT.  
(41.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 889 SQ.FT. (82.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix ©2022



**PASSIONATE**  
**ABOUT**  
*Property*  
**SINCE 1982**