# Owls Hoot Timber Tump
Lydbrook GL17 9SP

STEVE GOOCH
ESTATE AGENTS | EST 1985



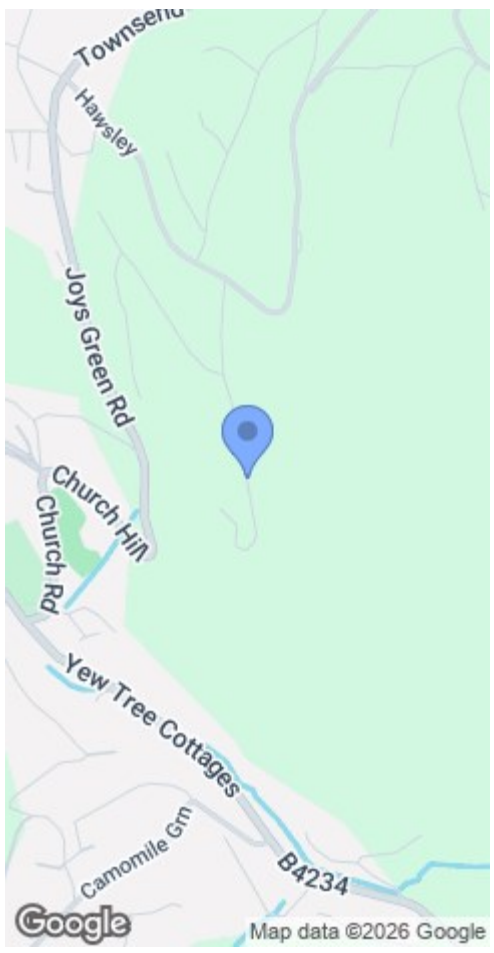


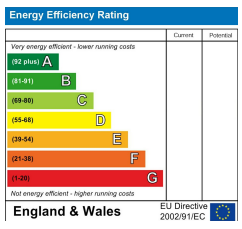

Approximate total area[1]
727 ft²

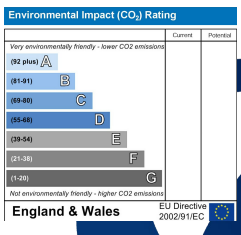
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360




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All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

# £325,000

Steve Gooch Estate Agents are delighted to offer for this charming CHARACTER COTTAGE situated in an ELEVATED RURAL POSITION. This THREE BEDROOM END TERRACED COTTAGE, benefits from OIL CENTRAL HEATING, DOUBLE GLAZING THROUGHOUT, OFF ROAD PARKING, GARAGE, GOOD SIZED ENCLOSED GARDENS, LOVELY WOODLAND VIEWS, offered with NO ONWARD CHAIN.

Lydbrook is a village located in the Forest of Dean district of Gloucestershire, England. Situated in the western part of the Forest of Dean, it is approximately 7 miles (11 kms) south of the market town of Ross-on-Wye.

Lydbrook is known for its scenic location along the River Wye and its proximity to the beautiful Wye Valley. The village is surrounded by picturesque woodlands, offering ample opportunities for outdoor activities such as walking, hiking, and exploring nature trails. The location of Lydbrook provides easy access to nearby attractions such as Symonds Yat, a popular spot for outdoor enthusiasts, and the Forest of Dean, which offers a host of activities and attractions, including the Sculpture Trail and Puzzlewood.

Lydbrook offers a range of amenities to cater to the needs of its residents. These include a village shop, a primary school, a community centre, and a pub. The village hosts various events throughout the year, including festivals and community gatherings.

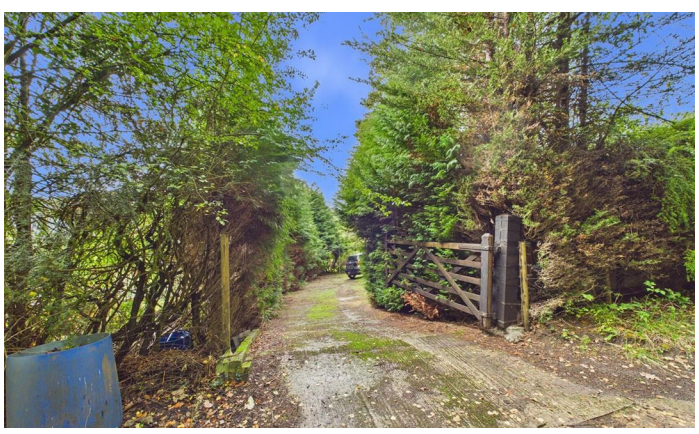














Access the property via pathway to UPCV double glazed panelled door.

## PORCH
4'6 x 3'1 (1.37m x 0.94m)
Lighting, tiled flooring, obscured double glazed door gives access to:

## KITCHEN / BREAKFAST ROOM
9'9 x 10'1 (2.97m x 3.07m)
Inset spot-lighting, single bowl single drainer sink unit with mixer tap, tiled splashbacks, range of base and wall mounted units, double radiator, powerpoints, tiled flooring, feature stone fireplace with wood burning stove inset and timber lintel above, front aspect window overlooking the garden. Tiled steps leading up to a timber door gives access to:

## UTILITY
5'2 x 10'7 (1.57m x 3.23m)
Ceiling light, access to roof space, plumbing for washing machine and dishwasher, space for freestanding fridge / freezer, airing cupboard housing the oil fired central heating and domestic hot water boiler with slatted shelving, central heating thermostat, single radiator, tiled flooring, front aspect door, solid timber door gives access to:

## FAMILY BATHROOM
4'6 x 9'8 (1.37m x 2.95m)
Comprising white suite, modern panelled bath with electric shower over, tiled surround, pedestal wash hand basin with tiled splashback, ceiling light, close coupled WC, radiators, tiled flooring, front aspect window.

## INNER HALLWAY
9'0 x 3'4 (2.74m x 1.02m)
Timber clad ceiling, ceiling light, electric consumer unit, timber clad walls, single radiator, stairs leading to the first floor, powerpoint, front aspect uPVC double glazed window overlooking the front garden and woodland. Obscure glazed panel door gives access to:

## LOUNGE/ DINING ROOM
17'0 x 10'5 (5.18m x 3.18m)
Cast construction feature fireplace, stone hearth with wooden mantel, ceiling beam, powerpoints, single radiator, front aspect uPVC double glazed window overlooking the front garden and woodland.

A small step up leads to a raised dining area, timber clad walls, door to under stairs storage cupboard.

From the inner hallway, stairs lead off to the first floor, giving access to:

## LANDING
8'3 x 2'5 (2.51m x 0.74m)
Single radiator,rear aspect obscure window.

## BEDROOM ONE
9'7 x 9'11 (2.92m x 3.02m)
Built in Hammonds bedroom furniture to include two single wardrobes, above bed storage and dresser unit, single radiator, powerpoints, wood laminate flooring, front aspect window overlooking the garden and woodland.

## BEDROOM TWO
11'10 x 10'5 (3.61m x 3.18m)
Ceiling light, access to roof space, door to airing cupboard, single radiator, power points, front aspect window overlooking the garden and woodland.

## BEDROOM THREE
5'10 x 7'1 (1.78m x 2.16m)
Ceiling light, powerpoints, front aspect window overlooking the garden and woodland.

## OUTSIDE
From the lane a pathway with stone walling gives gated access to the garden.

The front of the property offers large lawned areas, flower borders, small trees, shrubs and bushes, outside lighting, outside tap, patio and seating area with wooden summer house, detached garage, greenhouse, storage shed, oil storage tank, all enclosed via hedging. A small opening in the hedge leads through to a further piece of land.

## AGENTS NOTE
The next door properties have a pedestrian right of way via a pathway across front.

## SERVICES
Mains water and electricity. Oil fired central heating. Septic Tank.

## MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY
It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

## WATER RATES
Severn Trent - Rate TBC.

## LOCAL AUTHORITY
Council Tax Band: C
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

## MONEY LAUNDERING REGULATIONS
To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)

## TENURE
Freehold.

## VIEWING
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

## DIRECTIONS
From the Mitcheldean office proceed out of the village in the direction of the A4136 taking the second exit at the mini roundabout. Continue up and over Plump hill, at the Nailbridge traffic lights turn right signposted Ruardean and Drybrook. Continue along the Morse Road in to the village of Ruardean. Continue along through the village taking a turning left sign posted to The Pludds and Lydbrook. Proceed for approximately 1.3 miles where you turn left signposted to Hawsley. Proceed up the hill, then turn right after 400 yards in to Timber Tump. Continue for another 300 yards where the property can be found on the righthand side opposite a forest parking area.

## PROPERTY SURVEYS
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

## AWAITING VENDOR APPROVAL
These details are yet to be approved by the vendor. Please contact the office for verified details.