



Mulberry Cottage, Central Lydbrook, GL17 9SE

£350,000



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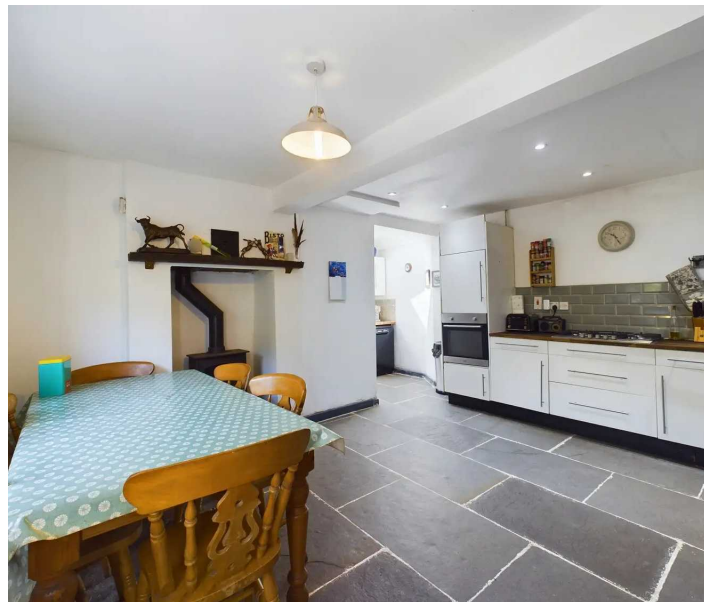
Mulberry Cottage

Central Lydbrook, Lydbrook

- Detached Cottage
- Character Features
- Lounge, Kitchen, Utility
- Approximately 2.25 Acres of Grounds
- Superb Views
- Village Location
- Outbuildings
- EPC Rating: D

A detached character cottage nestled in an elevated position in a sought after village location. The cottage is set within a plot of approximately 2.25 acres and enjoys far-reaching forest views.

The accommodation comprises a glazed entrance porch, lounge having a woodburning stove. Kitchen/dining room to include a range of white base and wall units, wood-block worktops, stone floor and fire recess housing a wood-burning stove. Separate utility having space and plumbing for washing machine, worktop and access to the front of the property, cloakroom. From the lounge are steps up to the study/bedroom four having access to the garden and steps up to the first floor landing. Bathroom having a white three piece suite including shower over the bath. There are three first floor bedrooms, two having feature a cast-iron fireplace, built in-wardrobes in bedrooms two and three.



Outside, the cottage is set within approximately 2.25 acres of grounds. Gated access with pathway leads to the front door and front garden having a paved seating area and mature shrubbery. Pathway to the left leads to the wood-built workshop/garden store and log store. Pathway continues to the rear of the cottage having further seating area and garden pond. Continue to the raised decked seating area having superb elevated woodland outlook. Further pathway leads to a polytunnel and storage shed. Gated access leads into the paddock which is split into three sections with wooded area, fruit trees and superb far-reaching woodland views.

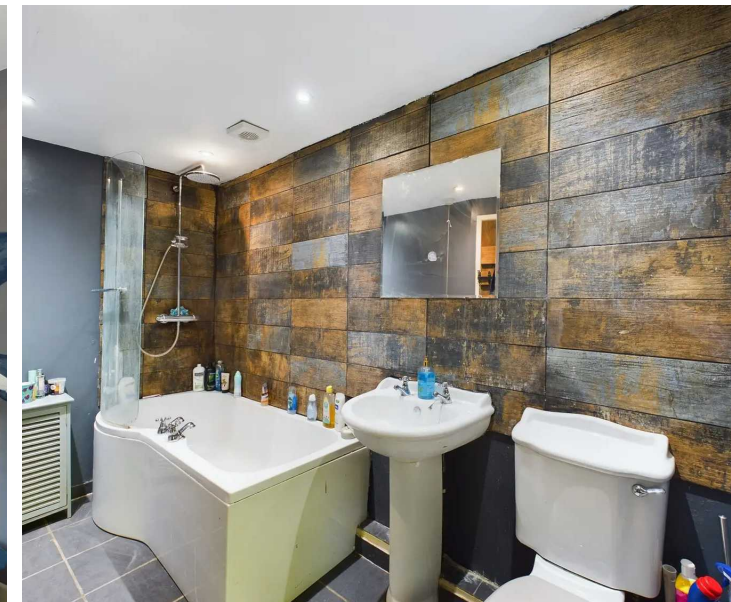
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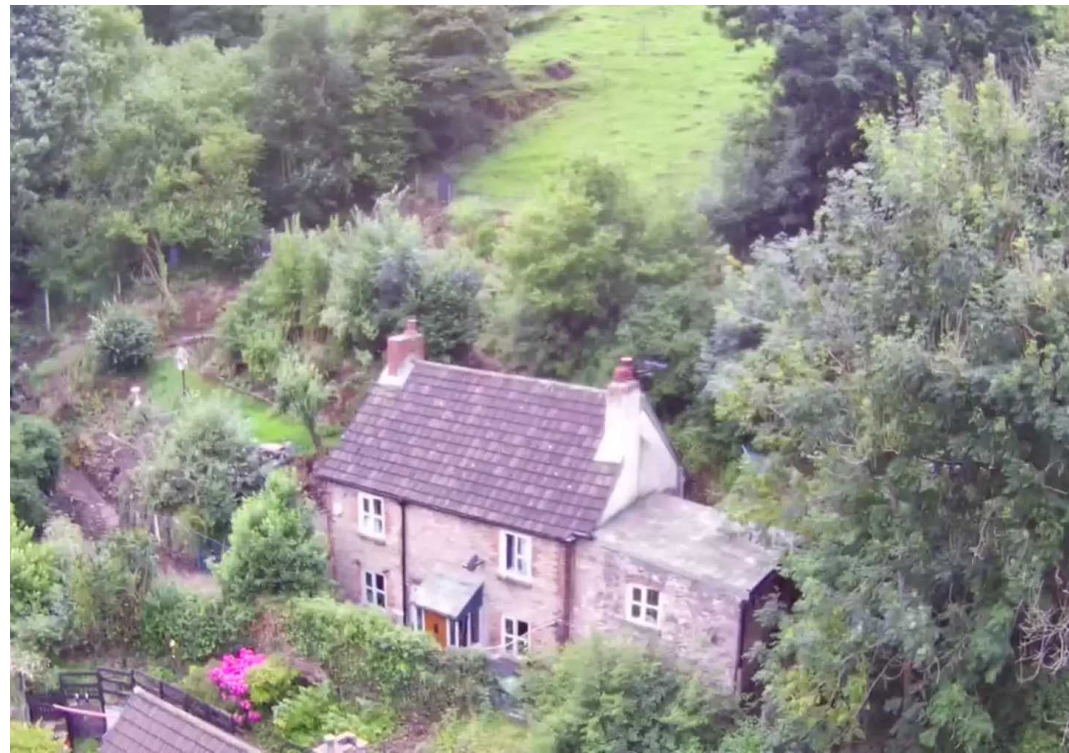
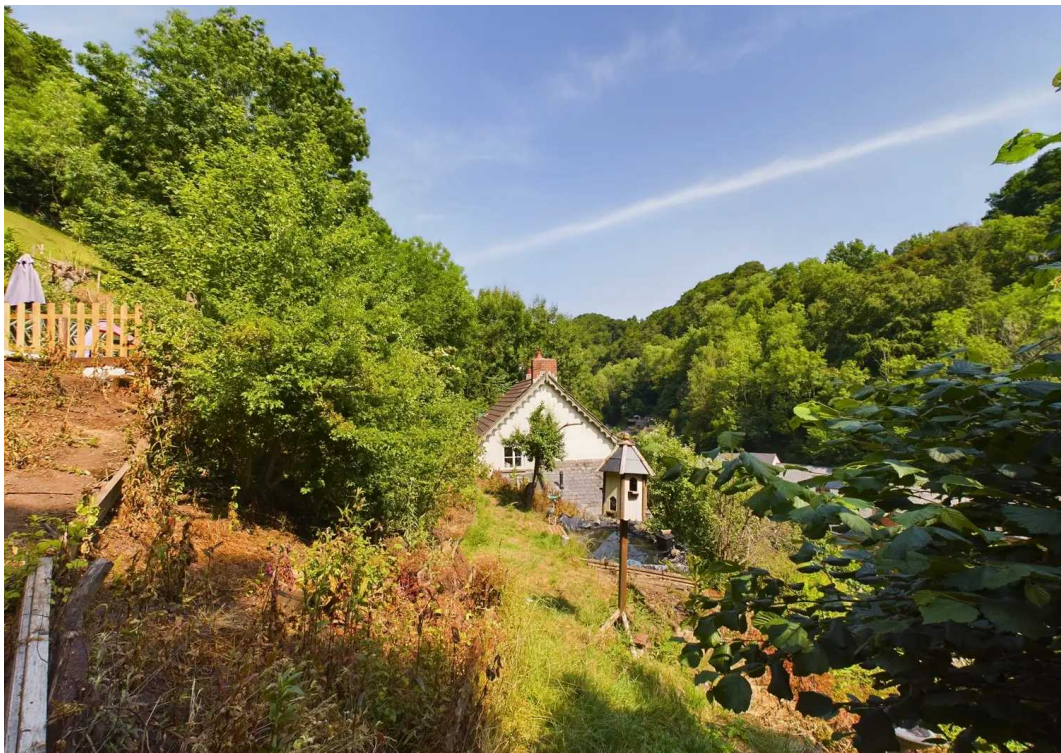
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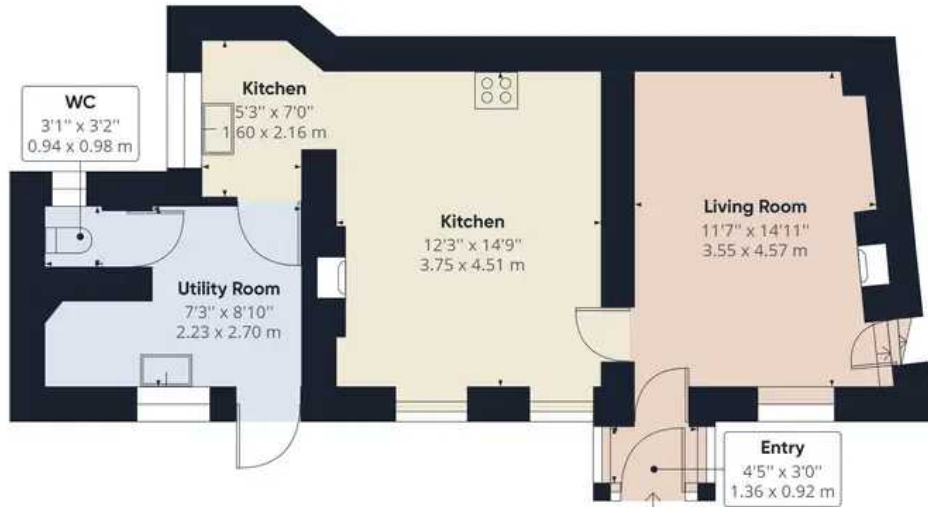
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D





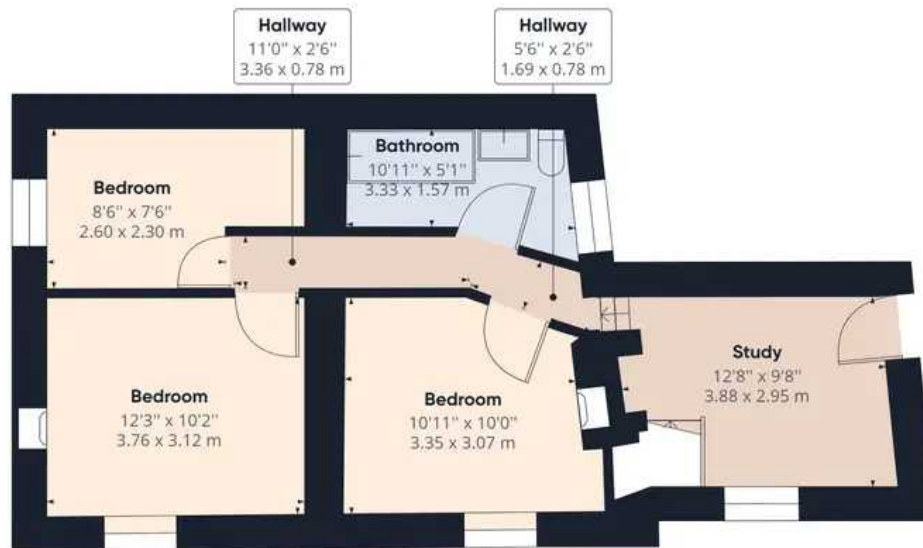


Ground Floor

Approximate total area⁽¹⁾

1094.07 ft²

101.64 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



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