



**Mulberry Cottage, Central Lydbrook – GL17 9SE**  
**£320,000**



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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.

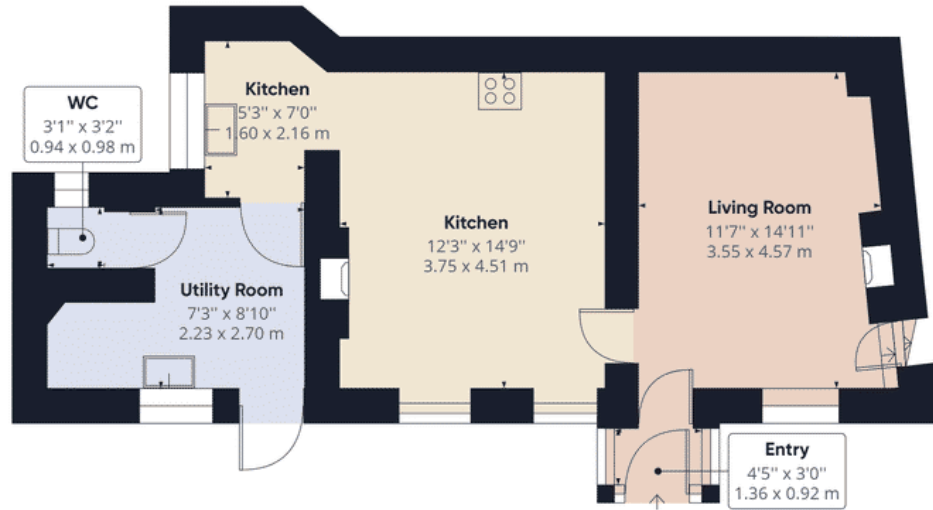
The accommodation comprises a glazed entrance porch, lounge having a woodburning stove. Kitchen/dining room to include a range of white base and wall units, wood-block worktops, stone floor and fire recess housing a wood-burning stove. Separate utility having space and plumbing for washing machine, worktop 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







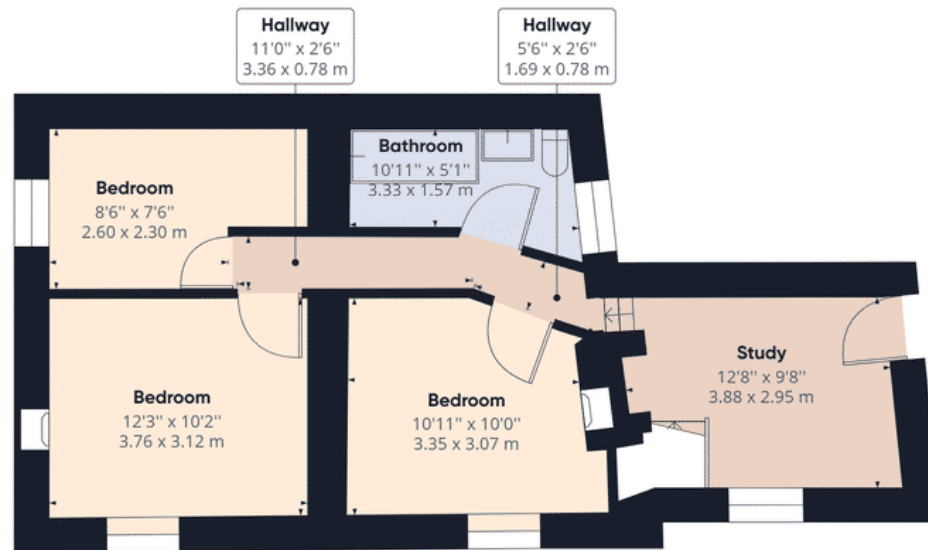


Ground Floor

Approximate total area<sup>(1)</sup>

1094.07 ft<sup>2</sup>

101.64 m<sup>2</sup>



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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