



**3 Ferndale The Branch, Central Lydbrook, GL17 9SD**

**£240,000**

**BIDMEAD COOK**

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# 3 Ferndale The Branch

## Central Lydbrook

- Terraced Cottage
- Kitchen, Bathroom
- Open-Plan Lounge/Dining Room
- Beautifully Renovated
- Character Features
- Bespoke Outbuildings and Veranda
- Woodland Backdrop

A charming two double bedroom character terraced cottage situated in a tucked away location having woodland backdrop, Forest of Dean views, front and rear garden with outbuilding and veranda handcrafted in sustainably sourced wood. Character features include solid wood window shutters, exposed stone walls, solid oak planked flooring with electric underfloor heating to the ground floor and wood burning stove.

The accommodation comprises a glazed entrance porch with tiled floor, open-plan lounge/dining room with exposed oak ceiling and wall beams, exposed stone work to fireplace with inset Arada Stratford eco-boiler stove on Welsh stone hearth, feature light above the dining room area, exposed archway to the kitchen. The kitchen has a reclaimed and painted wooden farmhouse-style kitchen with solid wood worktops and door to the garden. The ground floor bathroom has a three piece white suite with solid stone basin and pillar tap on an oak counter-top, wall-hung pan with concealed cistern, bath with pull-out handset wall-mounted mixer tap, rain shower over and glass shower screen.





To the first floor are two double bedrooms with exposed stone chimney breast, the master bedroom having exposed solid wood floorboards and wooden window shutters. Bedroom two has woodland views to the rear and painted floorboards.

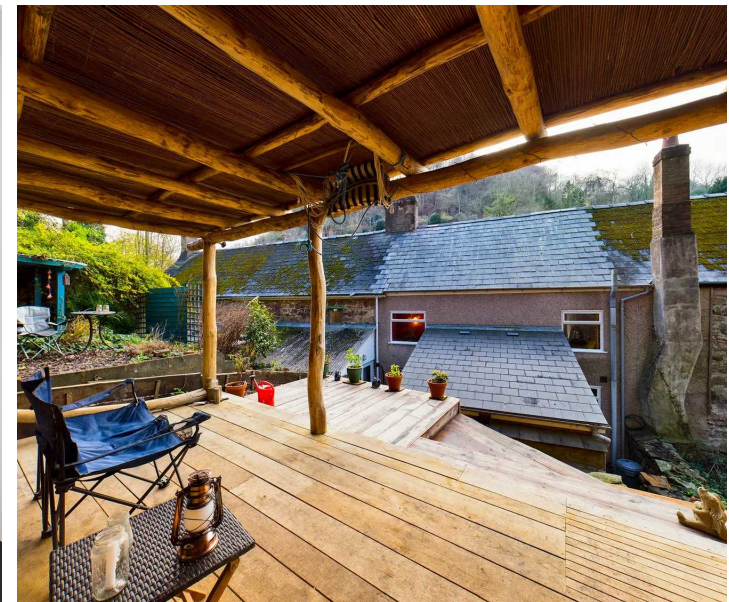
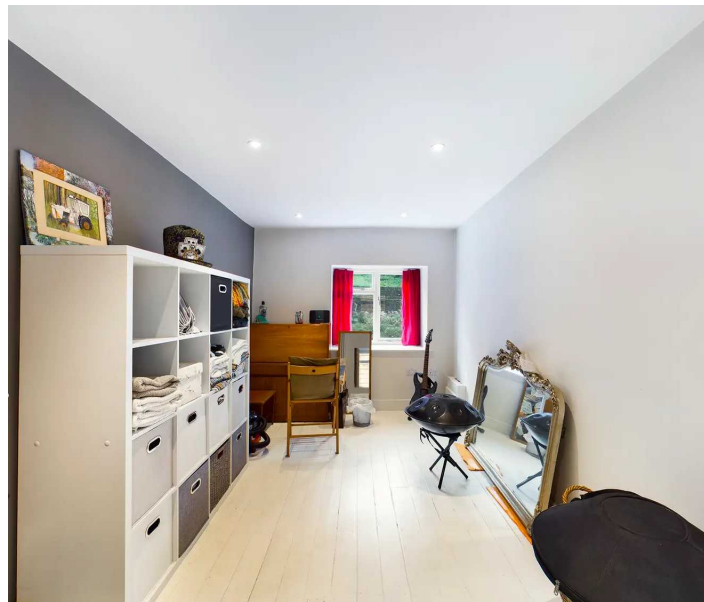
Outside, the approach is via shared gated access with pathway to the front door and front garden incorporating a hand-crafted double fronted log store and external lighting. To the rear of the property steps lead up to a raised garden with handcrafted round pole covered veranda built with traditional mortise and tenon construction using sweet chestnut, willow reed ceiling and coated steel roof this may be suitable for storage or garden office. The area is decked with a mixture of sweet chestnut and Douglas fir decking. Vintage lighting, outside socket and tap.

The property enjoys a sunny aspect and the rear benefits from the evening sun.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E





Ground Floor



Floor 1

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

713.20 ft<sup>2</sup>


66.26 m<sup>2</sup>

**Reduced headroom**

7.28 ft<sup>2</sup>

0.68 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

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

**GIRAFFE 360**



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