



FAIR LEE

NEW ROAD, HANGERBERRY,
LYDBROOK, GL17 9QG

Offers over: £500,000

Perched on a hillside, overlooking ancient woodland, this charming four bedroom cottage brings a plethora of period features and with plenty of land for the most green-fingered of gardeners. Fair Lee provides the opportunity to enjoy the lifestyle of your choice – the orchard, growing your own produce, keeping chickens and bees, or just taking in the views in the south-facing gardens.

Four bedrooms • Sitting room • Dining room • Library • Dining kitchen • Bathroom • Utility room • Cloakroom • Garden room-cum-reception hall • Detached garage • Summerhouse • Stone-built outbuilding • Driveway • Approximately one-third of an acre • Lydbrook offers magnificent views from its high slopes. It lies on the north-west edge of the Royal Forest of Dean - an area which offers 24,000 acres of glorious countryside and presents an ideal landscape for outdoor activities such as walking and cycling. There is a wealth of local amenities in the village including a primary school - rated 'Good' by Ofsted – plus three reputable pubs, a post office, a convenience store, a health centre, an Indian takeaway and an award-winning fish and chip shop.



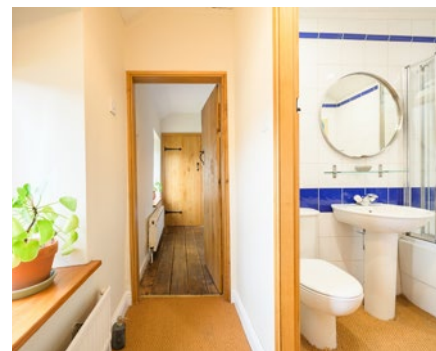


This detached, stone-built cottage was originally constructed in the mid-1800s. Over the decades the property has been sympathetically extended and improved, resulting in a spacious family home rich in character. Its present custodians have nurtured a plethora of pleasing period details - such as exposed sandstone walls, feature fireplaces, timber beams and solid oak farmhouse-style doors that feature black antique ironmongery.

The main entrance leads into an oak-framed sunroom, which serves as a beautifully bright reception hall. A hallway winds past a utility room on the left - and this gives space and plumbing for both a washing machine and a tumble dryer, as well as a Belfast sink and separate cloakroom. At the far end of the hallway, there is a striking stained-glass window with Art Deco glazing, and, to the right, there is a door leading into the dining kitchen, the heart of the home.

The kitchen incorporates an LPG-fuelled range cooker, floor level units with a solid oak worktop, another Belfast sink and both a dishwasher and under-counter fridge. A large Victorian dresser completes the kitchen and there is a further stained-glass window concealing a secret cupboard - presenting an ideal spot to stash delectable drinks.

Beyond the dining kitchen, there is a reception room which features bespoke built-in shelving and cupboards, creating an ideal spot for a private library. To the left, there is a cased opening into a formal dining room which includes an inset wood burner. Beyond this room, on the far left-hand side, there is a striking sitting room that carries a stone wall and an inglenook fireplace that houses a woodburning stove, with a slate hearth and oak lintels over the fireplace, windows complete with oak floor. The end of the room facing the garden is made of oak with floor to ceiling glazing with French doors which lead out to a large south-facing patio giving an excellent spot for an outdoor living space.





The first floor includes the family bathroom - complete with a three-piece white suite - as well as the four bedrooms. Of these, the master is an impressive room that exemplifies the cottage's quintessential charm exceptionally well; there is a vaulted ceiling which features oak a-frames, as well as an exposed sandstone wall and another working wood burning stove. On one side of the room, there is a dressing room and, on the other, a set of oak French doors that lead out to a Juliet balcony, presenting one with a delightful spot to soak in the glorious surroundings.

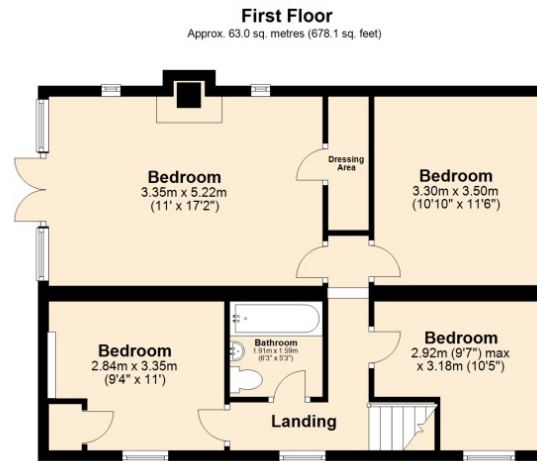
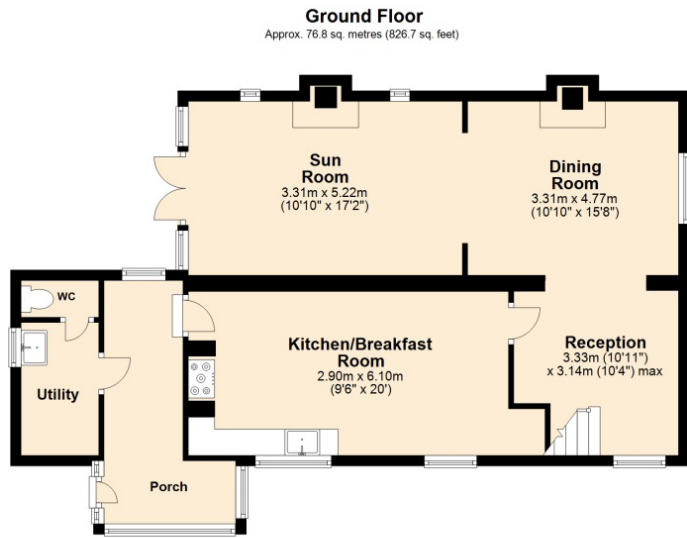
Of the three other bedrooms, one has a delightful exposed wooden floor and an airing cupboard housing the Worcester Bosch combi-boiler, another boasts arguably the best view in the home - over the Wye Valley, while the fourth bedroom presently serves as a capacious study.

Outside, the large garden is made up of level areas, multiple patios and sloped grass lawned areas which includes the small orchard as well as a variety of outbuildings, including a timber-clad garage, a stone potting shed established in a former stable, and a summerhouse with a veranda which has light, power, heating, and insulation and is fronted by double-glazed windows. As this is positioned at the very top of the garden, it exhibits the gorgeous landscape magnificently.

There is also a chicken coop at the top of the garden, which includes a hutch and a 6ft high electric fence. There is also ample opportunity to grow fresh fruit and vegetables as there is a polytunnel tucked away behind the home, as well as a copse of fruit and nut trees scattered around the garden.







Total area: approx. 139.8 sq. metres (1504.9 sq. feet)



Important Notice

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.

General

Services

LPG central heating. Mains water, drainage and electricity. Telephone line and broadband.

Local Authority

Forest of Dean District Council.
Council tax band C.

Tenure

Freehold

Directions

When entering the village of Lydbrook from the B4234, travel up the hill for around one mile. Just after passing the Wye Fry takeaway on the right-hand side of the road, turn right onto New Road.

Stay on this road for around 775 metres, just past a red telephone box, turn right, but take the left-hand fork up the hill. Follow this track around to the right and Fair Lee will be denoted.

What3Words: publish.cabs.mysteries

Ross-on-Wye 7 miles • Monmouth 10 miles •
Gloucester 19 miles • Cheltenham 25 miles •
Hereford 21 miles • Bristol 31 miles •
(All distances are approximate)



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