



High Street

Bream, Lydney, GL15 6JF

Offers In The Region Of £220,000



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A Tardis in the heart of Bream – deceptively spacious, full of character and offering exciting possibilities!

Step inside Sleep Easy Cottage and prepare to be surprised! From its former life as a commercial shop, this unique property has been transformed, completely refurbished and registered as a residential home, creating an unexpectedly spacious and versatile living environment behind its traditional High Street frontage.

The ground floor offers two double bedrooms, a shower room and a hallway with space for utility appliances, making practical use of the available space. Double-glazed windows and doors to the rear provide natural light and access towards the outside areas, while an open-plan staircase leads to the real surprise upstairs.

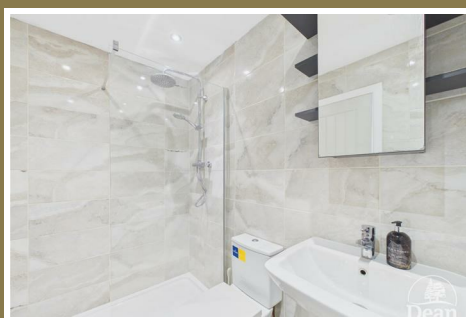
The first floor opens into an impressive, open-plan living space, enhanced by high vaulted ceilings, windows and roof lights that create a wonderful feeling of light and height. A fitted kitchen forms part of this sociable space, while twin doors open onto a balcony, providing an attractive spot to enjoy some fresh air.

To the rear, the property continues to surprise with a private courtyard and a substantial outbuilding offering a wealth of potential for recreational use, hobbies, a games room or a personal retreat, subject to any necessary consents. Beyond this lies a good-sized garden which, with some cultivation and landscaping, could be transformed into a delightful outdoor space.

Please note that access to the rear courtyard, outbuilding and garden is exclusively through the property, an important consideration for prospective purchasers.

Sleep Easy is a truly individual home, offering far more space than its exterior might suggest.

Whether you are seeking an unusual permanent residence, a property with flexible accommodation or a home with scope to create something special outside, this intriguing property deserves to be viewed to appreciate its full potential.



Entrance Hallway :

37'1" x 5'10" (11.32 x 1.79)

Entered via UPVC half glazed door, wood effect laminate flooring, consumer unit, open tread stairs to first floor, understairs recess, wall unit, worktop with plumbing for washing machine and tumble dryer below, UPVC glazed door to courtyard.

Bedroom 2 :

12'4" x 8'0" (3.78 x 2.45)

UPVC double glazed window to front aspect, electric wall heater, wood effect laminate flooring.

Shower Room :

7'9" x 5'1" (2.37 x 1.57)

Walk in double shower with rain shower attachment, low level WC, pedestal wash hand basin with mirrored cabinet over, tiles walls and floor, electric towel radiator, extractor, spot lighting.

Bedroom 1 :

12'2" x 8'9" (3.71 x 2.69)

UPVC double glazed French doors to rear

courtyard, laminate flooring, electric wall heater, storage cupboard housing hot water cylinder.

First Floor :

Open Plan Kitchen / Lounge :

Access via open tread timber stairs -

Kitchen Area - Base cabinets, sink unit, paneled splash backs, electric over, hob and extractor hood, space for tall fridge and freezer, space for table and chairs, spot lights, UPVC double glazed French doors to Balcony at rear, two Velux windows to rear.

Lounge Area - Open plan to the kitchen, UPVC double glazed window to front aspect, two Velux windows to front, wall mounted electric room heater.

Balcony :

Enclosed by timber balustrade, Astro turf.

Courtyard :

Private and fully enclosed and mainly laid to gravel, outside lighting, access to outbuilding.

Substantial Outbuilding :

52'3" x 15'1" (15.95 x 4.60)

Substantial outbuilding offering a wealth of potential for recreational use, hobbies, a games room or a personal retreat,

A very large area with UPVC double glazed window to front aspect, windows to side and rear aspects, door to garden.

Garden :

A blank canvas with mature trees and the remains of a greenhouse.



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You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

Road Map



Hybrid Map



Terrain Map



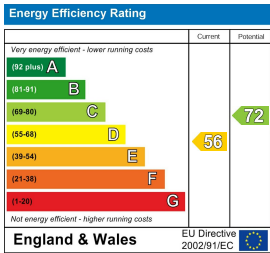
Floor Plan



Viewing

Please contact our Cinderford Office on 01594 825574 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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