Dean
ESTATE AGENTS

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Pillowell Road

Whitecroft, Lydney, GL15 4RL

£290,000

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Dean Estate Agents are delighted to offer this characterful three-bedroom property, forming part of a former public house conversion dating back to the early 1900s. The property offers spacious and versatile accommodation arranged over two floors, retaining a wealth of original character including high ceilings, decorative architraves and feature fireplaces.

The ground floor provides two particularly generous reception rooms, a fitted kitchen and wet room, whilst the first floor offers three well-proportioned bedrooms, a family bathroom and a useful additional storage room.

Outside, the property benefits from off-road parking and an enclosed, low-maintenance rear garden with established borders and patio seating areas. Situated within a popular residential location and offered to the market with no onward chain, this is an appealing home for buyers looking for space and character.







Entrance Hall:
5'10 x 5'1 (1.78m x 1.55m)
Accessed via a UPVC double-glazed entrance door with matching side panel, opening into a hallway with decorative architraves and access to the principal reception rooms.

Lounge:
13'8 x 16'3 (4.17m x 4.95m)
A spacious reception room featuring three UPVC double-glazed windows to the front and side aspects, allowing plenty of natural light. Feature gas fireplace with surround, together with a former bread oven recess providing an additional character feature. Ample space for lounge furniture, radiator and power points.

Inner Hallway:
3'1 x 17'5 (0.94m x 5.31m)
A particularly spacious inner hallway providing access to the kitchen and remaining ground-floor accommodation. Tiled flooring throughout, decorative architraves, frosted glazed timber door leading back to the entrance hall and an additional frosted UPVC double-glazed side door. Access to the utility meters and consumer unit.

Dining Room:
10'9 x 17'2 (3.28m x 5.23m)
Generously sized reception room featuring high ceilings, coving and decorative architraves. Two UPVC double-glazed windows to the front aspect, along with a feature fireplace which is currently blocked but could potentially be reinstated. Decorative internal obscured glazing looking through to the kitchen, radiator and power points.

Kitchen:
11'6 x 13'6 (3.51m x 4.11m)
Fitted with a range of wall, drawer and base units. Space for a freestanding cooker with extractor hood over, together with space and plumbing for a fridge/freezer, washing machine and dishwasher. UPVC double-glazed window overlooking the rear garden and timber double-glazed stable door providing access outside. Tiled flooring, radiator and space for a breakfast table.

Wet Room:
5'6 x 6 (1.68m x 1.83m)
Fully tiled walls and flooring, fitted with a mains shower, low-level WC and wash hand basin. Further benefits include a heated towel rail, useful shelving, mirror and obscured UPVC double-glazed window to the rear aspect.

First-Floor Landing:
14'1 x 5'8 (4.29m x 1.73m)
Spacious landing with UPVC double-glazed window to the rear aspect overlooking the garden. Doors providing access to all first-floor rooms.

Bedroom One:
17'6 x 11'9 (5.33m x 3.58m)
A generous main bedroom featuring three UPVC double-glazed windows, comprising of two to the side aspect and one to the front. Ample space for a double bed and additional freestanding furniture, with radiator and power points.

Bedroom Two:
12 x 9'10 (3.66m x 3.00m)
A spacious dual-aspect bedroom with UPVC double-glazed windows to both the front and rear aspects, providing good natural light throughout. Radiator, power points and ample space for bedroom furniture.

Bedroom Three:
11'7 x 8'2 (3.53m x 2.49m)
UPVC double-glazed window to the front aspect enjoying views towards countryside. Space for a double bed and additional bedroom furniture, together with radiator and power points.

Storage Room:
3'2 x 6'9 (0.97m x 2.06m)
Useful additional storage room fitted with built-in wardrobes and housing the wall-mounted Worcester gas-fired boiler, installed in October 2025. UPVC double-glazed window to the side aspect and loft access hatch.

Bathroom:

5'9 x 5'9 (1.75m x 1.75m)

Fitted with a paneled bath, low-level WC and pedestal wash hand basin. Partially tiled walls, mirrored medicine cabinet, radiator and frosted UPVC double-glazed window to the rear aspect.

Outside:

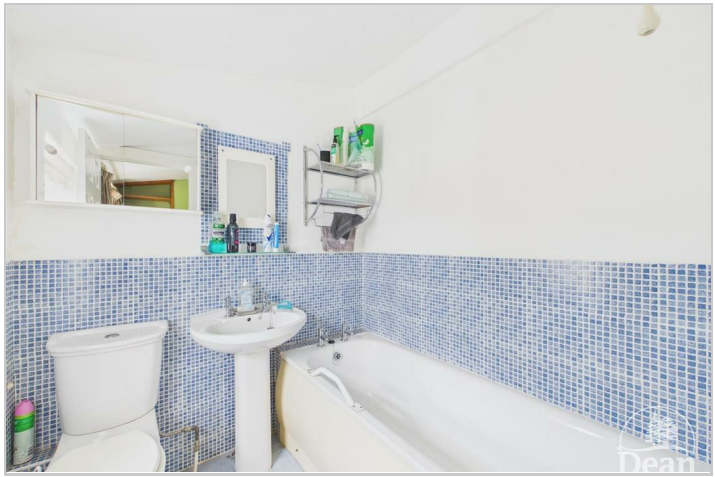
To the front of the property, a pathway leads to the main entrance, with off-road parking situated to the right-hand side. Side access leads through to the rear of the property. The enclosed rear garden is enclosed by fencing and designed for ease of maintenance, featuring mature planted borders, together with patio seating areas.

Agents Note:

This property is being sold on behalf of a corporate client and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.

**Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. **









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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



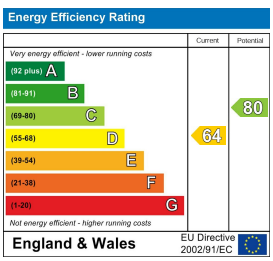
Floor Plan



Viewing

Please contact our Lydney Office
on 01594 368202 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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