



**14 The Crypt Estate, Dymock GL18 2AL**  
**£245,000**



## 14 The Crypt Estate, Dymock GL18 2AL

• Three bedroom family home • Off road parking • Located in rural village • Rural views to the rear • Well appointed throughout • Forest of Dean District Council. Tax Band B - £1772.80 (2025/26) • EPC D54



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**£245,000**

### Entrance porch

Handy storage area with cupboard and door into hallway.

### Hall

Doors leading off to the ground floor accommodation, stairs to the first floor with storage underneath.

### WC

Partially tiled with modern white suite comprising WC and a hand wash basin.

### Living room

Generously sized living room boasting a feature fireplace with inset double aspect wood burning stove with wooden mantle and slate hearth, wooden flooring throughout and a window overlooking the front aspect.

### Kitchen/dining room

Spacious kitchen/dining room with tiled flooring throughout and a double aspect

fireplace. The well appointed kitchen features oak worktops, a central island which provides extra storage in addition to the ample storage in a range of floor and eye level units along with integrated appliances to include instant hot water tap, fridge/freezer, dishwasher, electric oven, induction hob with extractor over and a washing machine. Window overlooking rear garden with a frosted door leading out.

### First floor landing

Access to loft space, airing cupboard and to bedrooms and shower room.

### Bedroom one

Double bedroom with built in wardrobes. Window overlooking front aspect of the property.

### Bedroom two

Double bedroom with built in wardrobes. Window overlooking rear aspect of the



property with pleasant view towards farmland.

### **Bedroom three**

Bedroom to include built in wardrobe and window overlooking rear aspect of the property.

### **Shower room**

A stylish fully tiled shower room with white suite to include electric overhead shower with double shower tray, WC and a hand wash basin. Frosted window to front aspect.

### **Outside**

The front of the property has a brick paved driveway which provides parking for two vehicles. To the rear of the property is a lawned garden with a pathway leading through the middle along with a fenced border with gated access and views over the surrounding country side.

### **Location**

Dymock is a small village in the Forest of Dean district of Gloucestershire, about 4 miles south of Ledbury. With a local C of E primary school, garage, shop, church, Beauchamps Arms public house, bus route and good motorway links to the M50, M5. Dymock is renowned for its wild daffodils in the spring and is the origin of the Dymock Red, a cider apple, and Stinking Bishop cheese.

### **Material information**

Tenure: Freehold

Council tax band: B

Local authority and rates: Forest of Dean District Council £1,772.80 (2025/26)

Electricity supply: Mains

Water supply: Mains

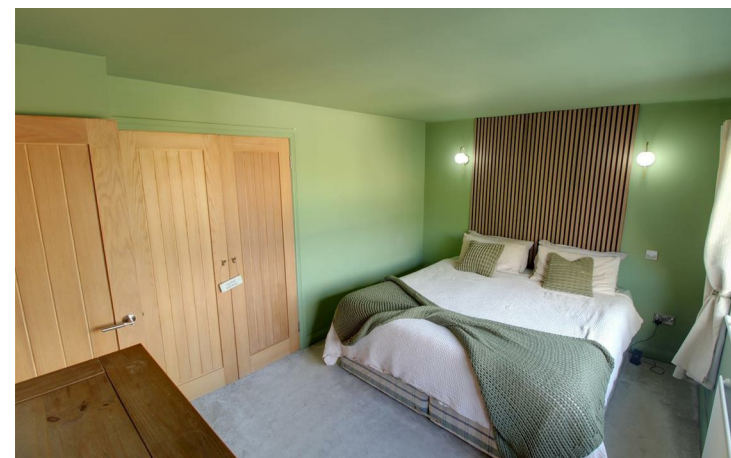
Sewerage: Mains

Heating: Oil

Broadband speed: Basic 19 Mbps,

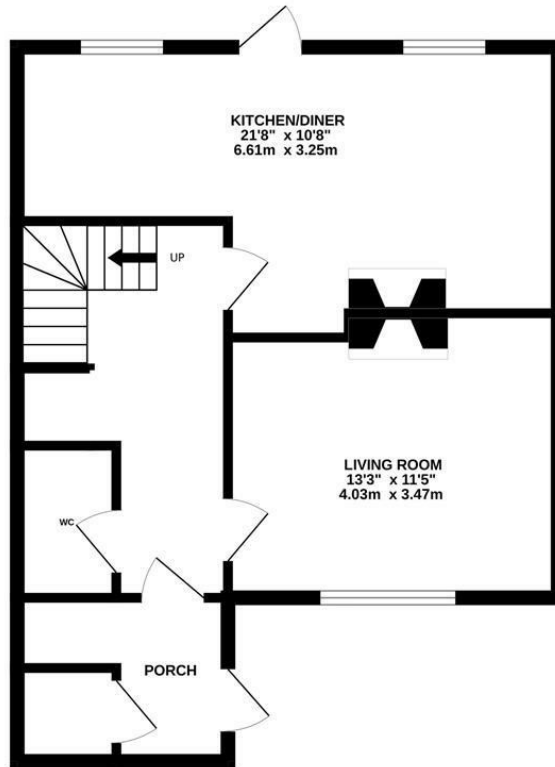
Superfast 80 Mbps

Vodafone, EE, O2

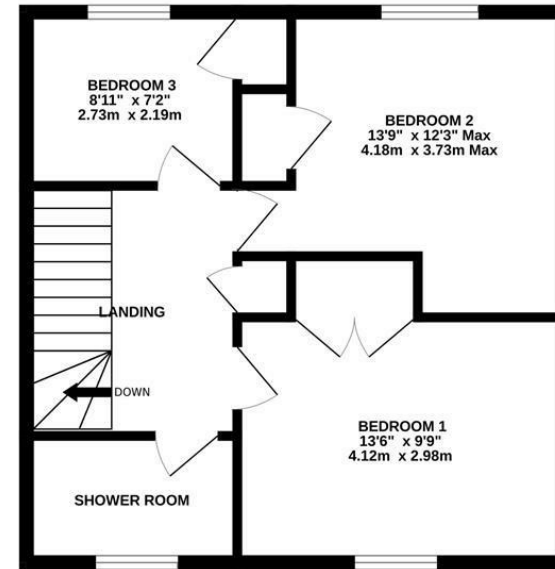




GROUND FLOOR  
521 sq.ft. (48.4 sq.m.) approx.



1ST FLOOR  
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 999 sq.ft. (92.8 sq.m.) approx.

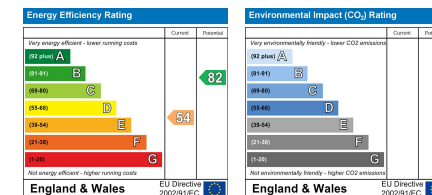
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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