



2

Bedrooms



1

Bathroom



Just a short walk from Coleford town centre, this bespoke and beautifully unique home offers the perfect blend of rustic charm and modern comfort. Set behind a quaint courtyard garden with allocated parking.

At the heart of the home is the **stunning first-floor open-plan living space** – a showstopping room with **exposed vaulted ceilings**, a cosy wood burner, and abundant natural light. The space flows seamlessly into a **newly fitted, modern kitchen**, creating a warm and inviting setting for both entertaining and everyday living.

Outside, a **magical cottage garden** awaits – full of meandering paths, mature trees, and hidden corners to relax in peace. With charming touches throughout and a layout full of character, this **quirky and rarely available home** is an absolute delight.

Entrance Via

Welcomed via a stylish UPVC double-glazed front door with inset glazing, setting the tone for this charming and characterful home.

Entrance Porch

A practical and inviting space with an obscured UPVC double-glazed window to the front aspect. Carpeted flooring underfoot, pendant lighting above, and a radiator. The perfect spot to kick off your wellies after a peaceful woodland walk. Glazed wooden door opens into:

Reception Hallway

A spacious and welcoming hallway bursting with charm. Featuring an open carpeted stairwell leading to the first floor, wall lighting, and carpeted flooring throughout. Power points and radiator included, along with a handy understairs storage cupboard and additional generous cupboard with power – ideal for coats, shoes, or household essentials.

Bedroom One

A generously sized, light-filled principal bedroom boasting two south-facing UPVC double-glazed windows with stylish fitted shutters. Carpeted flooring, pendant lighting, and a radiator offer comfort, while a large built-in wardrobe provides excellent storage with hanging rails. Complete with multiple power points and a dedicated dressing area.

Bedroom Two

This cosy and versatile room overlooks the rear aspect via a UPVC double-glazed window. Ideal as a child's bedroom, guest room, or home office. Carpeted flooring, pendant lighting, radiator, and power points included.

Family Bathroom

Bright and recently updated, the family bathroom features a rear-facing obscured window, contemporary metro tiling, and a sleek, modern finish. Comprising a low-level push-button W.C., wash hand basin with integrated vanity unit and mixer tap, panelled bath with mixer taps and power shower overhead. Finished with a backlit vanity mirror, radiator, and central ceiling light.

First Floor

Open-Plan Living Area

This stunning space delivers a true wow factor. With vaulted, exposed ceilings adding a touch of rustic elegance, and three UPVC double-glazed windows allowing light to pour in. A beautifully designed area, perfect for entertaining and family life. The gallery-style landing flows into the lounge/dining space, where a feature wood burner adds warmth and character. Carpeted throughout, with multiple power points and radiator.

Kitchen

Modern and beautifully appointed, this stylish kitchen boasts a wide range of high-gloss base and wall units with sleek laminate worktops and contemporary metro-tiled splashbacks. Integrated appliances include a dishwasher, wine cooler, and electric eye-level oven. The ceramic four-ring induction hob is complemented by a black modern extractor hood. A composite sink with drainer and mixer tap sits beneath a Velux window, flooding the room with light. Additional features include space and plumbing for a washing machine, room for a fridge/freezer, tile-effect flooring, a vertical designer radiator, and downlighting for a crisp finish. A rear door opens directly to the garden.

To the outside

To the Front

A charming wooden gate and traditional stone-walled boundary open into a delightful **courtyard garden**, thoughtfully designed for both style and ease of maintenance. Slate paving is complemented by decorative pebbled areas, creating a welcoming and low-maintenance outdoor space – perfect for potted plants or simply enjoying a sunny morning.

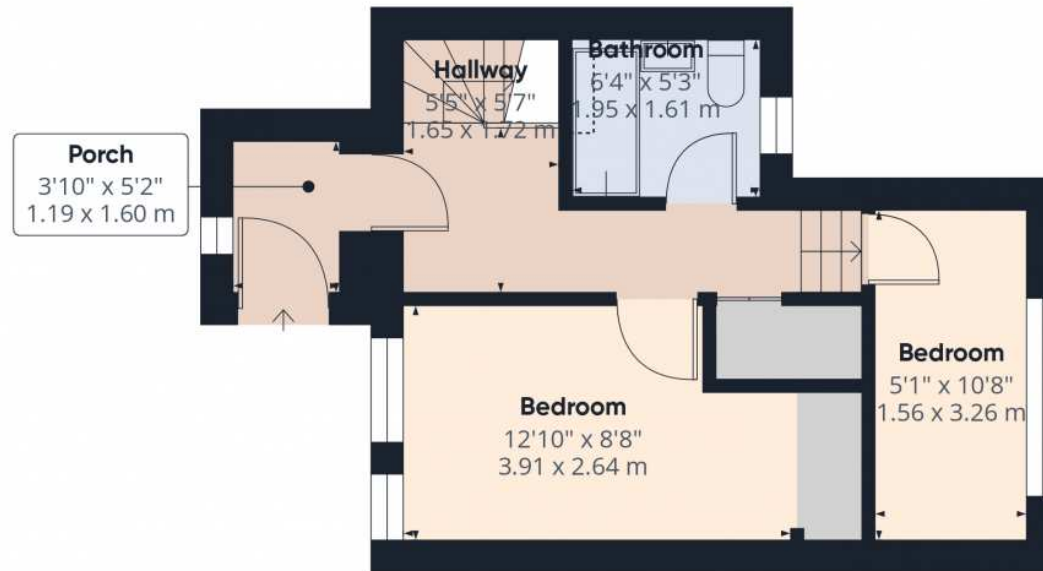
To the Rear

Steps lead down to a shared pathway that provides access to the rear garden and loops back around to the front of the property. Just a short stroll along the path brings you to a truly enchanting, spacious **cottage-style garden** – a peaceful and private oasis that perfectly complements the home.

Charming stone-paved paths wind gracefully through mature trees and an abundance of flowering shrubs, creating a serene and natural landscape. Traditional stone walling frames raised borders, bursting with colour throughout the seasons, while a well-positioned **patio area** provides the ideal spot for morning coffee or evening relaxation.

A large **wooden shed**, currently used as a utility space, sits conveniently off the patio, and further into the garden, a delightful **seating area** awaits beneath a majestic magnolia tree – the perfect setting for al fresco dining or unwinding in nature.

For those with green fingers, the garden offers ample potential to create additional vibrant planting areas or lawned sections. At the far end, a **quaint stone outhouse** and an additional **garden shed** offer both charm and practical storage solutions.



Floor 0



Floor 1

Approximate total area⁽¹⁾

605 ft²
56.2 m²

Reduced headroom

2 ft²
0.2 m²

(1) Excluding balconies and terraces

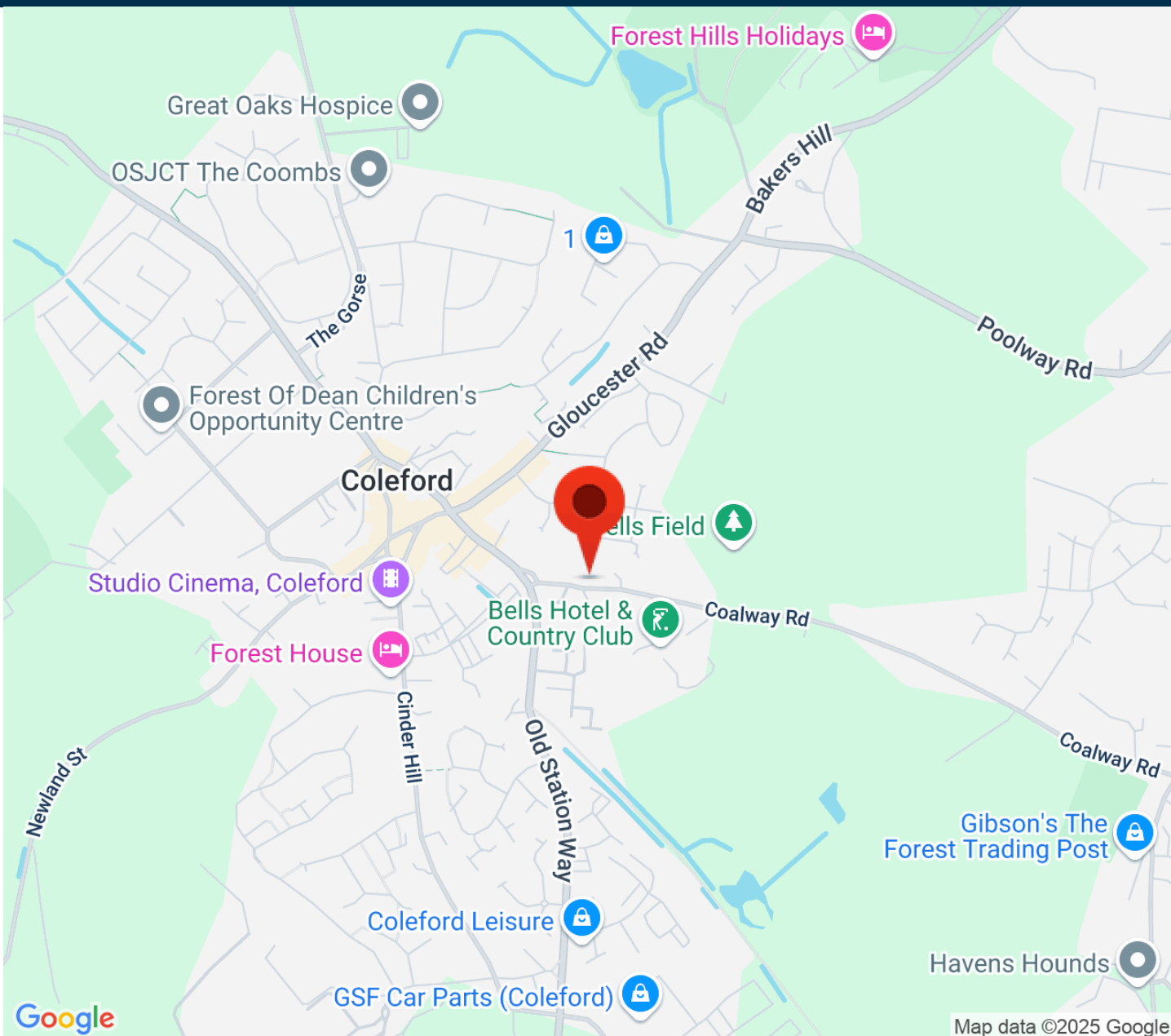
Reduced headroom

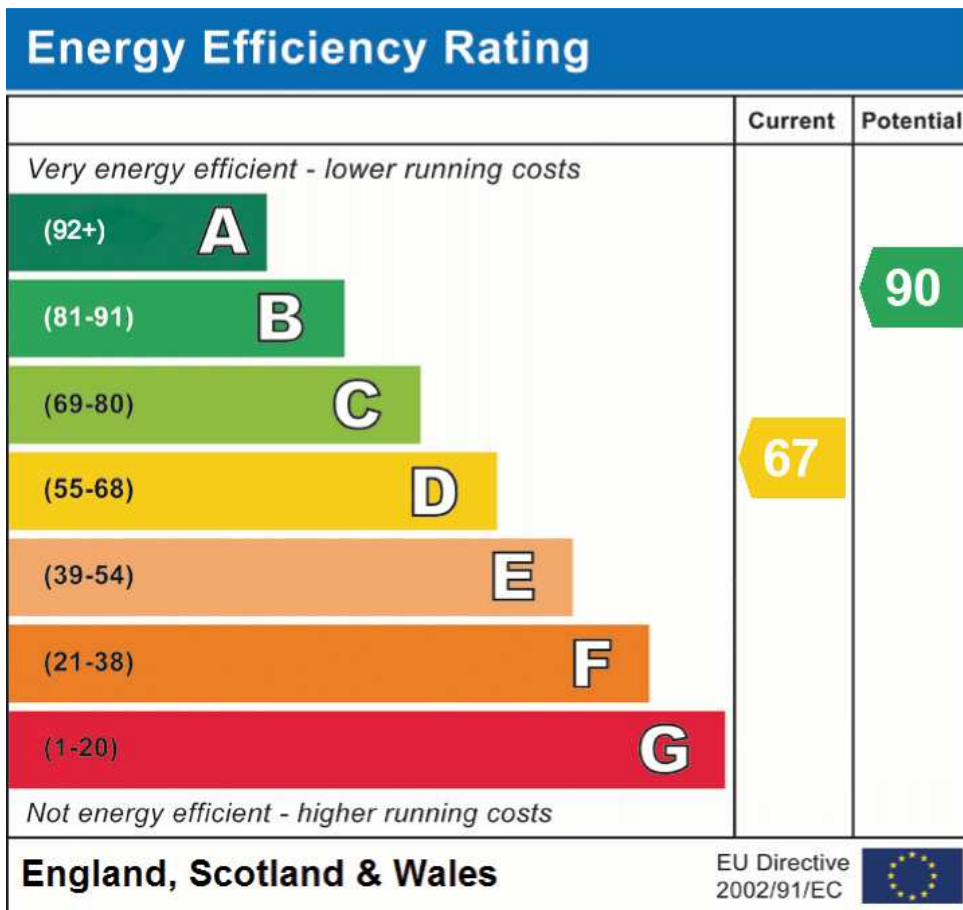
..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360





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