



## Poolway House, Gloucester Road

Coleford, Gloucestershire, GL16 8BN

£625,000





This historic 16th century Grade 2 Listed (poss 1520) former Manor House of Coleford and in more recent years a hotel and restaurant offers discerning buyers a rare opportunity to purchase this historic Coleford property gem.

Located in the heart of the Forest of Dean just moments from Coleford Town Centre, this property boasts 8 spacious bedrooms, multiple reception rooms and unique period features to include flagstone flooring, exposed ceiling and wall beams. The property would make an ideal family home or could potentially be developed as a boutique hotel or residential care home.

With some investment and imagination, this historic gem could be restored to its former glory and become a true masterpiece. Don't miss out on your chance to own a piece of history and bring your vision to life with this exceptional property. Contact us today to schedule a viewing and find out more about this unique opportunity.

With its charming, historic features and picturesque surroundings, this property is sure to captivate even the most discerning buyer. The property offers exceptional potential for a sympathetic restoration, making it an ideal investment for those looking to create a truly remarkable home or business venture.

We believe that the property was owned by The Earls of Warwick up until 1558 and passing through nobility over the years producing such rich history.

Spread over multiple levels, the property features spacious, light-filled rooms and a stunning period fireplace, complete with original detailing throughout. The 8 bedrooms offer ample space for a large family or potential bed-and-breakfast business, while the property's grounds provide ample space for outdoor entertaining and relaxation.



The Forest of Dean is renowned for its breathtaking natural beauty, and this property offers the perfect opportunity to immerse oneself in this stunning landscape. With its proximity to local amenities, this property offers easy access to everything you need while still maintaining the charm and character of a secluded forest dwelling.

Due to the overall size of accommodation, we recommend that you print the floorplan whilst reading these details. Please allow at least an hour for your viewing.

Approached via the front aspect:

#### Entrance Lobby:

Approached via a solid black painted door. Turned staircase to the first floor. Flagstone flooring, radiator, door to under stairs bar area.

#### Lounge:

Dual aspect windows with shutters, door to rear, Inglenook fireplace incorporating wood burner and adjoining stone walls, flagstone flooring and wooden lintel above. Wall lights, exposed ceiling beams, former bar area with access through to the Entrance lobby.

#### Dining Room:

The most spacious dining room with Inglenook fireplace and stone walls, exposed ceiling beam, double radiators, windows to front and rear with bench and wooden shutters, wall lights. Exposed little and wooden wall beams.

#### Inner Lobby:

Exposed stone walls, flagstone flooring, window to front with window seat.

#### The Panel Room:

Rear aspect with door and window to the rear, exposed stone wall and fireplace, door to staircase leading to the first floor. Wall cupboards.

#### Front Lobby:

Window to front with window seat, coat hooks and leading through to the central lobby.

#### Central Lobby:

Located at the heart of the property and providing access to several rooms, please refer to the floorplan.

#### Boiler Room:

Having flagstone flooring, wall mounted Worcester gas boiler, window to rear, exposed ceiling beams.

#### Front Reception Room:

With exposed stone walls, triple windows overlooking the front gardens, flagstone flooring, ceiling beams, stone fireplace.

#### Cloakroom:

With WC, wash hand basin and window to rear.

#### Kitchen/Prep Room:

A working former hotel kitchen with flagstone flooring, sink unit, door and window to the front aspect, exposed ceiling beams, gas cooker point, window to rear aspect, free standing preparation worktops.

#### Workshop:

Hanging and storage space, door to rear gardens, window to front.

First Floor Landing Far Right Side gives access to:

#### Cloakroom:

With WC and wash hand basin.

#### Bedroom:

Sash window to the front aspect, exposed beams, door to en suite shower room. Radiator.

#### En-Suite Shower Room:

Wc, wash hand basin, shower cubicle, sash window to rear, radiator, shaver point and wall light.

#### Bedroom:

Front aspect sash window, radiator, cast iron fireplace, ceiling beams, door to en suite.

#### En-Suite Shower Room:

Wash hand basin and shower cubicle.

#### Bedroom:

A most spacious bedroom with dual aspect sash windows, cast iron fireplace, radiators, storage cupboards, door to en suite.

#### En-Suite Shower Room:

Currently used as a storeroom but still offering a shower cubicle, WC, sash window to the front aspect and radiator.

#### Landing/Lobby Area:

Window to front and stairs to the ground floor.

#### Store Room:

With window to the rear, fuse box and shelving.

#### Second Landing:

Doors to further rooms.

#### Third Landing:

Built in storage cupboards, window to the side aspect, stairs to the ground floor.

#### Bedroom:

Front aspect with windows to both sides, radiator, door to potential en-suite.

#### Bedroom:

Door to outside, sash window to the rear, double radiator.

#### En-Suite Shower Room:

Wc, wash hand basin and shower cubicle. Window and shelving.

From the central landing is a further staircase to:

#### Master Bedroom:

With exposed ceiling beams, window to front and velux to the rear, radiator, access via raised dressing area to the en-suite bathroom.

#### En-Suite Bathroom:

With W.C., wash hand basin and bath with electric shower over and glass screen. Shaver point, wall mirror and exposed beams.

#### Bedroom:

A spacious loft room with exposed beams, cast iron fireplace, window to rear, double radiator, door to en suite bathroom.

#### En-Suite Bathroom:

With Wc, wash hand basin and bath with mixer tap shower, exposed beams, wall mirror.

#### Annexe:

Approached independently within the grounds of Poolway House.

#### Annexe Lounge/Bedroom:

Sash window to the rear, Upvc double glazed to the front, double radiator, wall lights.

#### Annexe Shower Room:

Wc, wash hand basin, shower cubicle with electric shower and tiled walls, extractor fan and radiator. Tiled floor.

#### Outside Front:

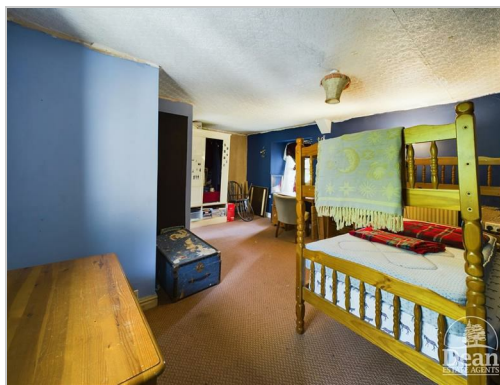
To the left side of the building is vehicular access and parking for numerous vehicles both to the side and rear aspect with turning space. The front gardens are enclosed and accessed via a gated entrance and comprises of lawns, paths and the side entrance to the lower garage/barn.

#### Garage/Barn:

Stone built over two levels with the front aspect approached via the public highway with double doors and the lower aspect also having access from the lawns.

#### Outside Rear:

The rear gardens are vast and are both terraced and enclosed with an abundance of trees, shrubs, fruit trees and seasonal flowering plants. The boundaries are part hedge and fence with retaining walls. Only upon viewing will one appreciate the overall size of the gardens.



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PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

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



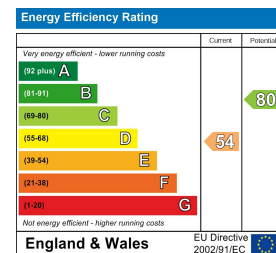
## Floor Plan

<p><b>Floor 0 Building 1</b></p>	<p><b>Floor 1 Building 1</b></p>	<p><b>Approximate total area<sup>(1)</sup></b> 4923.51 ft<sup>2</sup> 457.41 m<sup>2</sup></p> <p><b>Reduced headroom</b> 131.16 ft<sup>2</sup> 12.19 m<sup>2</sup></p> <p>(1) Excluding balconies and terraces</p> <p>⚠ Reduced headroom (below 1.5m/4.92ft)</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p><b>GIRAFFE 360</b></p>
<p><b>Floor 2 Building 1</b></p>	<p><b>Floor -1 Building 2</b></p>	
<p><b>Floor 0 Building 2</b></p>	<p><b>Floor 0 Building 3</b></p>	

## Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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