



## Mount Merrion, Palmers Flat

Coleford, Gloucestershire, GL16 7HU

£675,000



\*\*\* VIRTUAL TOUR AVAILABLE \*\*\* A spacious, contemporary, detached property benefitting from an adjoining one bedroom self-contained annexe, providing a multi-generational living or Air B&B opportunity. We invite you to explore the virtual tour for a comprehensive view of the property.

Upon entering, the property immediately impresses with a spacious Entrance Lobby decorated with Travertine flooring and an elegant oak staircase leading to the first floor. As you proceed through the home, you approach the sizable kitchen and Chapel-style lounge, and a generously sized master bedroom complete with an en-suite walk-in shower.

There is a fantastic summer room to the rear of the property with picture windows which provides wonderful woodland views across the adjoining fields. The views can also be enjoyed from the outside gym/sauna located in the rear garden.

The current owners have put a lot of time and love into this property which is demonstrated throughout. We urge you to view to fully appreciate the level of finish and space on offer.



Approach via panelled door with double glazed glass and outside light into:

#### Entrance Lobby:

23'4" x 17'2" (7.13m x 5.25m)

The most outstanding, light and spacious entrance lobby with UPVC double glazed window to the front and side aspects, Travertine flooring, two panelled radiators, turned staircase to the first floor landing with solid oak wooden and string balustrade, ceiling down lighters, central light fitting and oak effect doors to all reception rooms.

#### Lounge:

21'10" x 13'7" (6.68m x 4.16m)

With UPVC double glazed windows to the front and Chapel style obscured windows to the side, this dual aspect space has solid oak flooring throughout, ceiling down lighters, central light fitting, smoke alarm and oak effect double doors into:

#### Summer Room:

17'4" x 8'4" (5.30m x 2.56m)

With large UPVC double glazed 'picture windows' to the rear and side, Travertine flooring, a panelled radiator, ceiling down lighters, central light fitting and panelled door with double glass panel to the rear garden.

#### Study:

13'8" x 9'9" (4.19m x 2.99m)

With UPVC double glazed window to front aspect, Travertine flooring, a panelled radiator, ceiling down lighters and built in store cupboard accessed by double doors.

#### Dining Room/Additional Annexe Bedroom:

13'9" x 9'10" (4.21m x 3.02m)

With 'French style' UPVC double glazed doors with UPVC double

glazed side panels to the rear garden, Travertine flooring, a panelled radiator, ceiling down lighters, central light fitting and store cupboard which is accessed via double doors.

#### Kitchen:

13'8" x 12'2" (4.19m x 3.71m)

With UPVC double glazed windows to the rear aspect, newly fitted comprising of gloss fronted base and eye level units, soft closing drawers, Quartz worktops, volcanic glass tiled splash backs, Neff double oven, an integrated fridge/freezer, a centre island cooking unit with cupboards underneath, Quartz worktop, a Smeg gas hob and suspended overhead extractor fan with lights, cupboards with sliding chrome trays for food storage, Travertine flooring, ceiling down lighters and a panelled radiator.

#### Utility Room:

6'5" x 5'10" (1.98m x 1.78m)

With UPVC double glazed window to rear aspect, co-ordinated cupboard and Quartz worktops to compliment the kitchen, an integrated dishwasher, a heated towel rail, smoke alarm, Travertine flooring, the mains consumer unit, ceiling down lighters and recess storage area for ironing board.

#### Cloakroom:

With UPVC double glazed window, hidden cistern W.C., a wash hand basin, Travertine flooring, tiled walls, heated towel rail, an extractor fan and ceiling down lighters.

#### First Floor Landing:

18'8" x 5'3" (5.71m x 1.61m)

With UPVC double glazed window to front aspect, a panelled radiator, ceiling down lighters, smoke alarm and built in eaves cupboard.

#### Master Bedroom:

14'6" x 13'11" (4.44m x 4.26m)

With UPVC double glazed windows to front and rear, ceiling down lighters, central light fitting, two panelled radiators and built in wardrobe with three sliding doors.

#### Master En-Suite:

With Velux double glazed window, a large walk in shower cubicle, Travertine tiled walls, mains shower unit, an extractor fan, a vanity wash hand basin unit incorporating wide bowl sink, illuminated mirror, built in cupboard, W.C., heated towel rail.

#### Bedroom Two:

14'6" x 10'0" (4.44m x 3.05m)

With UPVC double glazed window to the front and side aspects, a panelled radiator, ceiling down lighters and central light fitting.

#### Bedroom Three:

9'1" x 9'1" (2.79m x 2.77m)

With UPVC double glazed window to the rear aspect, a panelled radiator, ceiling down lighters, central light fitting and access in to loft space.

#### Bathroom:

With Velux double glazed window, Travertine flooring, large deep bowled bath with mixer tap, W.C., built in cupboard, a vanity wide bowl sink unit with cupboard beneath, ceiling down lighters, an extractor fan, illuminated mirror and heated towel rail.

#### Access to the Annexe through the Dining Room:

#### Kitchen/Dining Area:

8'0" x 35'0" (2.45m x 10.67m)

With UPVC double glazed window to rear aspect, UPVC double glazed door to rear garden, UPVC double glazed window to side aspect, a range of base units, drawers and eye level units, worktop, a breakfast bar, four ring gas hob with an extractor hood, stainless sink with drainer unit, an integrated Bosch double oven, ceiling down lighters, a double panelled radiator, smoke alarm, stairs to first floor and door to the utility room.

#### Utility Room:

8'9" x 4'10" (2.67m x 1.48m)

With worktop, space and plumbing for a washing machine, space for a tumble dryer, heated towel rail, door to the shower room.

#### Shower Room:

With UPVC double glazed obscured window to rear aspect, a walk in shower cubicle, shower with handheld attachment, a vanity wide bowl sink unit with drawers beneath, W.C., tiled walls, ceiling down lighters, an extractor fan, illuminated mirror and heated towel rail.

#### Lounge:

17'4" x 11'10" (5.3m x 3.62m)

With velux double glazed window, UPVC double glazed window to side aspect, ceiling down lighters, a panelled radiator, smoke alarm, eaves storages and door into bedroom.

#### Bedroom:

11'8" x 19'2" (3.56m x 5.85m)

With UPVC double glazed window to rear aspect, two panelled radiators, ceiling down lighters, eaves storage, built in wardrobe with three sliding doors.

#### Outside:

The property is located on a level plot of ground opposite a local golf course with fields and woodland to the rear. The off-road parking area is approached via an electric rolling gate and provides parking for up to four vehicles with plenty of turning space. The front gardens are fully enclosed with a brick wall to the front, hedging, wooden fencing and side gate to the rear. One will find lawns, outside lighting and shrubs. There is a side gate to the left side of the garages giving pedestrian access to the rear. The rear gardens enjoy views over fields and towards woodland. There is outside sensor lighting and access to the property via the Sun Room/rear lobby.

#### Outside Gym/Sauna:

The purpose-built Gym/Sauna has its own electric supply from the main house, double glazed windows, high levels of insulation and designed to also be used as an office. In the corner of this building is a sauna with seating for 3/4 people.



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## Road Map



## Hybrid Map



## Terrain Map



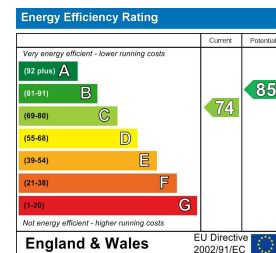
## Floor Plan



## 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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