



41 Staunton Road
Coleford, GL16 8EA

£420,000

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*** VIRTUAL TOUR AVAILABLE *** This property has been sympathetically restored to combine a blend of both traditional features alongside the more modern requirements of family living.

Throughout, one will find stone walling, a wood burner, exposed beams, the most stunning, contemporary family kitchen/living space with appliances, two living areas, a study, a sizeable utility room, a first floor cloakroom, a bathroom, two en-suite shower rooms, four bedrooms and a large workshop/garage. Off road, private parking for numerous vehicles and within walking distance of Coleford town centre.

The boundaries are stone walling to the side and rear enclosing the parking area and front aspect. The property must be viewed to appreciate the overall size and refurbishment that the current owners have undertaken.



Approached via a wooden panelled door to the entrance

Entrance Porch:

5'4" x 6'1" (1.64 x 1.87)

With a windows to the front, bamboo laminate flooring, a store cupboard, shelving, a radiator. Door to the lounge/dining room.

Living Room:

11'4" x 5'5" (3.46 x 1.66)

Front aspect with wood flooring, an arch recess, a log burner with stone surround, a window to front, decorative wooden beam, power and lighting.

Dining Room:

11'5" x 5'5" (3.48 x 1.66)

With a wood fired 'Iron Heart' single oven and hob, brick surround and wooden mantle, access to the rear lobby, double doors to the office, power and lighting.

Office:

6'5" x 6'1" (1.97 x 1.87)

Front aspect with a window and a radiator, internet points, BT point and power and lighting.

Kitchen:

14'8" x 20'9" (4.48 x 6.33)

A newly fitted kitchen comprising of numerous base units, wall cupboards, worktop surfaces, a sink unit with a flexi hose tap, a secondary sink in the coffee/breakfast area with a sink and a flexi hose tap, panelled splash backs, a gas cooker point, an extractor hood and light above, a window to rear, recess ceiling lights, smoke alarm, Bi folding doors to the rear and side,

blue lime stone flooring, sliding oak effect doors with ironmongery, an integrated bin cupboard, swivel storage base units, sliding rack cupboards, deep saucepan drawers with integrated sliding cutlery trays and underfloor heating.

Walk-in Pantry:

3'5" x 5'1" (1.06 x 1.56)

Power and lighting.

Utility Room:

15'5" x 6'0" (4.72 x 1.83)

With kitchen co-ordinated units, wall cupboards, worktop surfaces, blue limestone flooring, stable door to the side and rear gardens, coat hooks, smoke alarm, plumbing for a washing machine and space for a tumble dryer. Window to front, power and lighting.

Rear lobby:

4'6" x 6'3" (1.39 x 1.92)

Stairs to the first floor, window to the rear, understairs cupboard, a radiator and door to cloakroom, power and lighting.

Cloakroom:

3'11" x 6'9" (1.20 x 2.08)

With W.C, a vanity wash hand basin, heated towel radiator, lighting.

First Floor Landing:

4'1" x 2'11" (1.25 x 0.90)

With exposed stone walling and beams, window to side aspect, Bamboo flooring, lighting.

First Floor Cloakroom:

3'6" x 3'0" (1.08 x 0.93)

With a corner W.C, a ceramic wash hand basin, cupboards, velux roof window, an extractor fan, heated towel rail, lighting.

Bathroom:

9'1" x 6'11" (2.79 x 2.11)

With a separate shower cubicle comprising of a thermostatic shower, water panel walling, corner sliding doors, a bath, a wash hand basin, velux roof light, recess ceiling lights, an extractor fan, cupboard with hot water tank.

Bedroom One:

15'5" x 11'3" (4.70 x 3.44)

With dual aspect large windows, wood flooring, a radiator, TV aerial lead, a walk in wardrobe with hanging rails, shoe storage and shelving, power and lighting.

En-Suite:

6'3" x 5'0" (1.91 x 1.54)

With a large walk in shower cubicle, thermostatic shower, tiled walling, W.C, a vanity wash hand basin, wall cupboards, obscured window, heated towel rail, recess ceiling lights.

Bedroom Two:

12'3" x 10'8" (3.74 x 3.26)

Side aspect double glazed window, a radiator, lighting, wood flooring, shelving.

En-Suite:

5'4" x 5'8" (1.65 x 1.75)

With a corner shower cubicle, thermostatic shower, water panel walling, a mirrored medicine cabinet, a vanity wash hand basin, a radiator, Velux roof light, an extractor fan.

Bedroom Three:

8'1" x 7'9" (2.47 x 2.37)

Front aspect with wood flooring, an exposed stone chimney breast, access to loft space, a radiator and Upvc double glazing.

Bedroom Four:

9'11" x 10'8" (3.03 x 3.27)

Front aspect with Upvc double glazed window, a radiator and wood flooring.

Outside:

The property is approached via wooden gates and a separate pedestrian access gate to the large off road parking area. One could park numerous cars here with both stone and fenced boundaries.

There is a large wooden workshop with power and lighting, the owners have planning permission to convert to a garage if required. There is also a stone outhouse with a well, perfect for storage.

There are gardens to the side with an enclosed area to the rear.

Note: The property heating system is controlled by a Gas Central Heating boiler with a buffer hot water tank and secondary solid fuel heating for hot water. There is also Hive to control the heating.



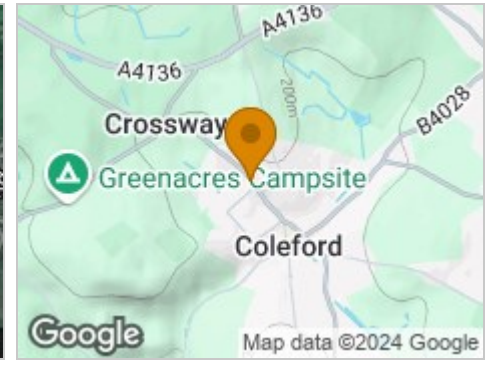
Road Map



Hybrid Map



Terrain Map



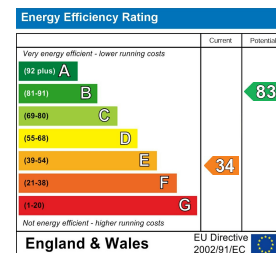
Floor Plan



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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