



Rock Cottage

Joyford, Coleford, Gloucestershire, GL16 7AR

£800,000



VIRTUAL TOUR AVAILABLE Dean Estate Agents are thrilled to introduce to the market this charming detached family home offering spacious and versatile living across three levels perfect for multi-generational living surrounded on a plot of approximately 1.25 acres. Boasting five well-proportioned bedrooms and four reception rooms, the house combines practicality with style, making it ideal for both family life and entertaining.

Character features throughout the home add a unique warmth and charm—think exposed wooden beams and a original fireplace that bring an authentic country feel. The three bathrooms, one on each floor and a handy extra cloakroom downstairs ensure comfort and convenience for all members of the household.

Outside, the property truly shines with its expansive grounds, including well-maintained stables and a paddock, perfect for equestrian pursuits or simply enjoying the open countryside lifestyle. The setting offers breathtaking, uninterrupted countryside views, creating a serene and peaceful environment.

Additional amenities include a double garage and several outbuildings, providing ample storage and workshop space, all neatly arranged to complement the rural setting. This exceptional home offers a rare blend of rural tranquility and spacious living, ideal for those seeking a country retreat with room to grow.



Approached via UPVC double glazed front door into:

Entrance Hallway:

15'0" x 3'6" (4.58m x 1.09m)

Power & lighting, doors to bathroom, dining room, storage cupboard & office, stairs to first floor landing.

Bathroom:

7'7" x 6'2" (2.33m x 1.90m)

Shower cubicle, W.C., hand wash basin with light up vanity mirror above, storage cabinets, double glazed frosted window, heated towel rail.

Office:

8'11" x 7'6" (2.72m x 2.30m)

Double glazed UPVC window, built in storage, radiator, power & lighting.

Dining Room:

20'4" x 11'6" (6.20m x 3.51m)

Stone feature fireplace, two double panelled radiators, internal windows, character ceiling beams, power & lighting, doors to kitchen & lounge.

Kitchen:

25'5" x 9'0" max (7.75m x 2.76m max)

A range of eye level and base units, electric hob and oven, extractor fan, velux window, two double glazed UPVC windows, stainless steel double sink with integrated drainer unit, space for dishwasher & fridge/freezer, LED spotlights, power & lighting, doors to utility room & conservatory.

Conservatory:

10'9" x 9'11" (3.30m x 3.03m)

Power & lighting, door to rear garden, double glazed UPVC windows.

Utility Room:

7'4" x 4'2" (2.26m x 1.28m)

Space & plumbing for washing machine & tumble drier, sliding door to W.C., storage cupboard, stained glass window.

Cloakroom:

4'10" x 2'8" (1.48m x 0.83m)

Hand wash basin, W.C., frosted double glazed UPVC window.

Lounge:

21'0" x 12'9" (6.42m x 3.89m)

French patio doors into rear garden, double panelled radiators, stairs to upper living room, TV point.

Stairs in the Lounge lead to:

Sitting Room:

21'1" x 12'5" (6.45m x 3.79m)

Velux windows, double panelled radiator, power & lighting, double glazed UPVC window to side aspect, door to bedroom one.

First Floor Landing:

13'8" x 2'7" (4.18m x 0.80m)

Doors to bedrooms two, three & four, stairs to second floor landing, power & lighting, smoke alarm, double glazed UPVC window to front aspect.

Bedroom One:

20'3" x 13'3" (6.18m x 4.05m)

Power & lighting, door to en-suite, built in wardrobes, window to living room, double panelled radiator.

En-Suite:

10'5" x 5'4" (3.20m x 1.64m)

W.C, frosted upvc double glazed window, hand wash basin, vanity with storage, bath tub, shower cubicle with electric shower, double panelled radiator, extractor fan, lighting, loft hatch.

Bedroom Two:

13'7" x 8'6" (4.15m x 2.61m)

Double glazed UPVC window to front aspect, double panelled radiator, power & lighting.

Bedroom Three:

13'8" x 7'6" (4.19m x 2.31m)

Double glazed UPVC window to front aspect, double panelled radiator, power & lighting.

Second Floor Landing:

14'4" x 9'1" (4.38m x 2.78m)

Two UPVC double glazed windows, power & lighting, doors to bedrooms four, five & bathroom, loft access, storage cupboard, radiator.

Bedroom Four:

15'5" x 8'5" (4.70m x 2.58m)

Two double glazed UPVC windows, power & lighting, double panelled radiator.

Bedroom Five:

13'0" x 7'2" (3.98m x 2.19m)

Double panelled radiator, double glazed UPVC window to front aspect, power & lighting.

Bathroom:

10'5" x 8'3" (3.18m x 2.52m)

Double glazed UPVC window to rear aspect, bath, W.C., hand wash basin with storage below, vanity unit, extractor fan, heated towel rail.

Outside:

The property spans approximately 1.25 acres and is accessed via a five-bar gate, leading to a spacious parking area with ample room for multiple vehicles. To the side, there is a double garage and an outbuilding suitable for storage or an ideal workshop. The patio at the front of the home offers a perfect seating area with breathtaking, uninterrupted countryside views. Additionally, there is a large lawned area providing garden space. A pedestrian gate leads to the stables and an extensive paddock. The outside space at this property offers a rural retreat away from the hustle and bustle of everyday life.

Double Garage:

26'9" x 21'11" (8.16m x 6.69m)

Power & lighting, windows.

Outbuilding:

19'0" x 14'8" (5.80m x 4.48m)



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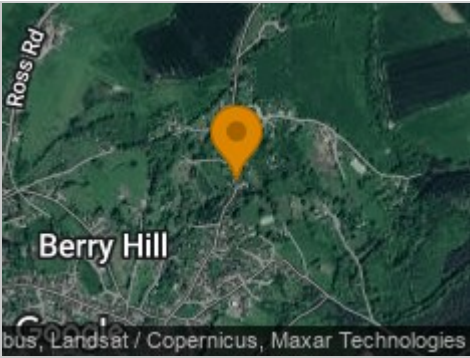
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You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0 Building 1

Floor 1 Building 1

Floor 2 Building 1

Floor 0 Building 2

Approximate total area⁽¹⁾

3538 ft²
328.5 m²

Reduced headroom

71 ft²
6.6 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.

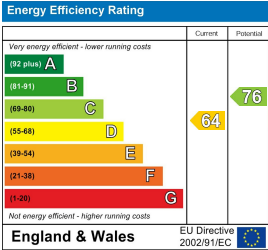
Calculations are based on RICS IPMS 3C standard.

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Viewing

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Energy Efficiency Graph



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