



# EDGE END

Guide price **£415,000**





# DEVONSHIRE HOUSE

Beechwell Lane, Coleford, Gloucestershire GL16 7HA



Charming two-bedroom detached house  
One-bedroom guest annex with planning permission to extend  
Set on a generous plot



Nestled on the outskirts of Coleford, within the picturesque setting of Edge End, is this delightful two-bedroom, detached home with one-bedroom guest annex that has planning permission to be extended. Boasting a generous plot and an abundance of character, this property presents a unique opportunity for those seeking both comfort and potential.





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- KEY FEATURES**
- Charming two-bedroom detached house
  - Set on a generous plot with apple and plum orchard
  - Two large reception rooms and kitchen /breakfast room
  - One-bedroom guest annex with planning permission to extend
  - Off-road parking with space for two/three cars
  - Desirable area of Edge End





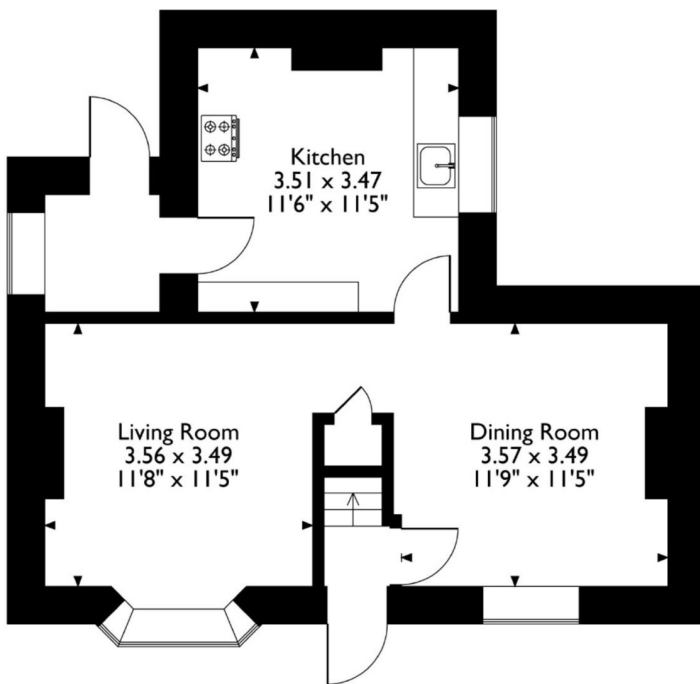
# STEP INSIDE



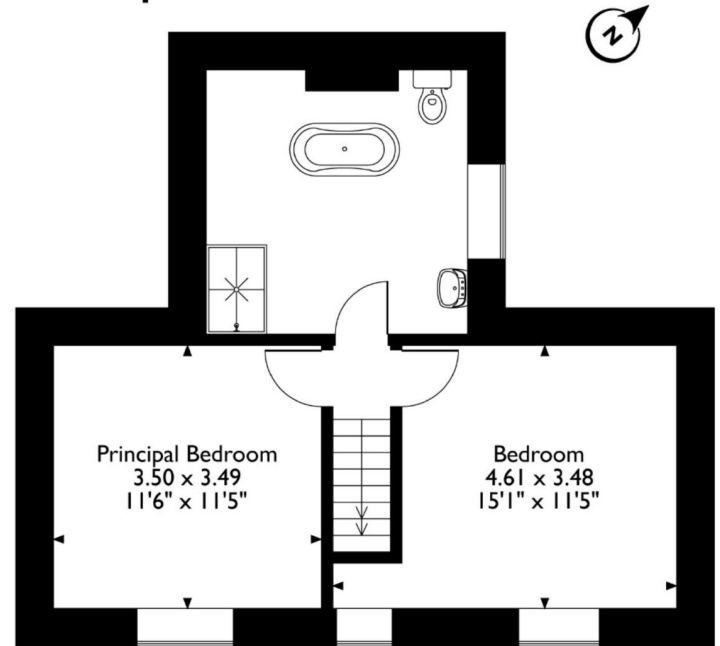
Upon entering, you are greeted by two spacious reception rooms that exude warmth and character, providing ample space for relaxation and entertainment.

The charm continues into the generously sized kitchen/breakfast room, which also has a door leading to the back porch.

## Approximate Gross Internal Area 88 Sq M/947 Sq Ft



**Ground Floor**



**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

To the first floor, you will find two generously proportioned double bedrooms and a large, four-piece family bathroom, with a roll-top bath, to complete the internal living space. This much-loved family home, therefore, provides functionality and comfort for everyday living.

Additionally, the property features a characterful, stone-built guest annex, believed to date back to the 1700s, which has planning permission to extend.

With much of the work already completed, the annex offers the new owners an exciting opportunity to create a bespoke retreat, tailored to individual preferences, and further enhances the versatility of this exceptional property.



# STEP OUTSIDE



Outside, the expansive garden offers endless possibilities for outdoor activities, gardening hobbies, children's play or, simply, relaxing and enjoying the tranquility of the surrounding natural beauty.

To the front of the property, you will find off-road parking, with further parking to the side, if required.

## INFORMATION

Postcode: GL16 7HA

Tenure: Freehold

Tax Band: D

Heating: Gas

Drainage: Private

EPC:







## DIRECTIONS

From the Clocktower in Coleford town centre head down the Market Place going straight over at the traffic lights onto Gloucester Road. Follow the road continuing onto Bakers Hill and then onto Mile End Road. Continue straight onto High Beech Avenue until you get to the junction. Turn right onto Monmouth Road and then take the first left onto Chapel Walk continue onto Beech Well Lane where you will shortly find the property on the left at the corner





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