



REF: 595

Edale House Bed & Breakfast

Folly Road, Parkend, Lydney,
Gloucestershire GL15 4JF

Offers in Region of
£869,950



Offers in the region of £869,950
for this freehold property



FEATURES

- Award winning Forest of Dean bed & breakfast
- Superbly presented with licensed bar, lounge, breakfast room, domestic/commercial kitchen
- Six well proportioned letting bedrooms (five with en-suites, one with dedicated wet room)
- In village location with many period features
- Three-bedroom private accommodation with utility, office, lounge and conservatory
- Large rear garden backing onto cycle trail providing further trade
- Off-road parking

LOCATION

The village of Parkend is located at the foot of the Cannop Valley, in the heart of the Royal Forest of Dean, Gloucestershire and is a lovely tourist destination.

Edale House is centrally located in this rural village setting within close proximity to popular leisure walks; hiking and biking trails for popular cycling holidays; the Dean Forest Railway; is a haven for wildlife and overlooks the local cricket pitch. It is an ideal base from which to explore the beautiful Forest of Dean.

Whitemead Leisure Park is on the outskirts of the village and offers numerous facilities; including cycle hire.

The Tour of Britain often comes through the Forest of Dean due to the fabulous winding roads and beautiful scenery. Taking place in September every year, the Tour of Britain is British Cycling's premier road cycling event and the country's largest, annual, free-to-spectate sporting event.

The nearby towns and cities include Lydney (7 minutes, 3.4 miles), Cinderford (13 minutes, 6.7 miles), Gloucester (39 minutes, 20.2 miles) and Cheltenham (53 minutes, 27.6 miles).

THE BUSINESS PREMISES

Entrance and Reception Hall

Boot Room
(2.5 m x 1.2 m)

Guest Lounge
(6.5 m x 3.4 m)
Feature fireplace with log burner.

Bar Area
(3.3 m x 3.2 m)
With potential to develop a separate entrance into the public lounge.

Breakfast Room
(3.4 m x 5.9 m)
With French windows to a pleasant courtyard.

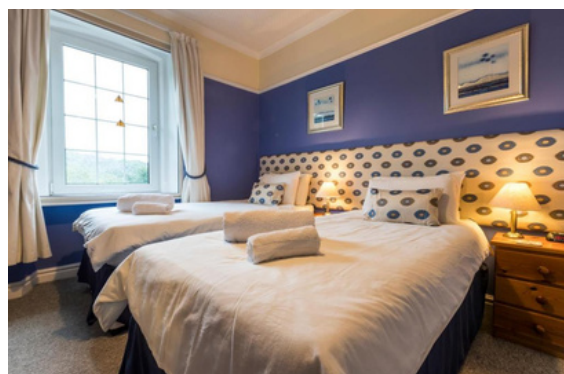
Domestic and Commercial Kitchen
(5.6 m x 3.6 m)
With fitted units, ample workspace and storage, open-plan breakfast bar, boiler tap, dishwasher, two integrated under counter fridges, one under counter freezer, gas range cooker with extraction, splash backs with hard wood effect worktops.

Ground Floor:

Letting Bedroom 1
(3.5 m x 3.0 m)
With built-in wardrobe and en-suite shower room.

Letting Bedroom 2
(3.5 m x 3.2 m)
With en-suite shower room.

Both of the Letting Bedrooms 1 and 2 are dog friendly.



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First Floor:

Letting Bedroom 3

(3.8 m x 3.5 m)

This bedroom does not have an en-suite, however there is a private wet room across the landing.

Letting Bedroom 4

(3.5 m x 3.4 m)

With en-suite shower room.

Letting Bedroom 5

(4.0 m x 3.4 m)

With en-suite shower room and separate bath.

Letting Bedroom 6

(5.9 m x 4.9 m)

This is a potential triple bedroom with built-in wardrobes and en-suite bath with shower over.

NOTE:

The owners' side of the property can be accessed via a doorway in Letting Room 6 but this is secured.

PRIVATE ACCOMMODATION

Ground Floor:

Lounge

(6.3 m x 5.3 m)

Feature fireplace with log burner.

Conservatory

(6.1 m x 2.9 m)

With doors on to the patio.

Study / Office

Utility Room / WC

(4.4 m x 2.9 m)

With boiler, fitted cupboards, washing machine, fridge freezer, door to rear garden, WC and wash hand basin.

Second Staircase to Private Accommodation - First Floor:

Bedroom 1

(3.6 m x 2.8 m)

With fitted wardrobes and en-suite shower room.

Bedroom 2

(3.6 m x 3.8 m)

With en-suite shower room.

Staircase to Second Floor:

Bedroom 3

(5 m x 4.5 m)

With cupboard, large walk-in wardrobe and en-suite WC.

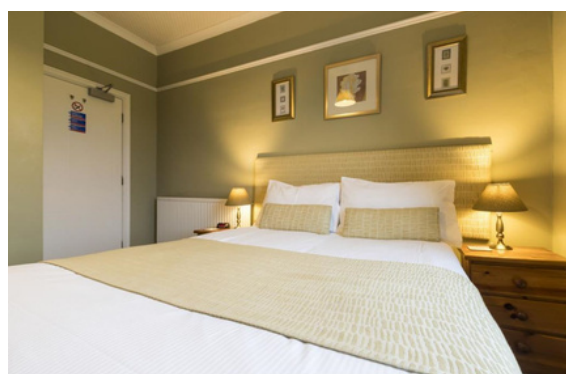
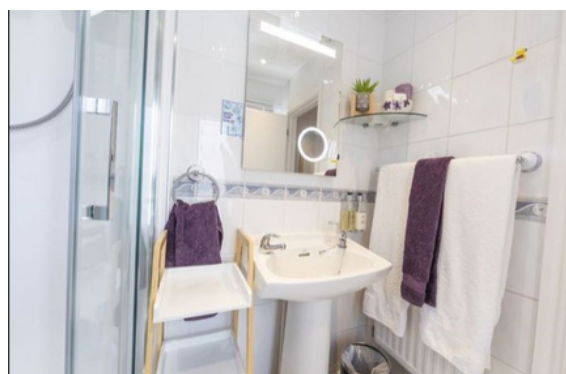
OUTSIDE

Patio

There is a large patio, which leads to a:

Lawn Area

With two gardens sheds.



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Workshop

To the end of the garden there is a purpose built secure bike workshop with dedicated bicycle washing area, raised patio area and oil tank.

Cycling

The rear of the property backs on to a cycle trail with access to a huge range of trails for all ages in the area.

Car Park

There is a paved area to the front of the property with space for six vehicles.

THE BUILDING

Is a large detached Georgian style building over three floors of cream render under a tiled roof.

THE BUSINESS

The business is well established, extremely well liked by visitors, and has been owned and run by our clients for 7 years - financials upon asking.

Rateable Value

Current rateable value (16 May 2023 to present) £4,800.

EPC – link

<https://find-energy-certificate.service.gov.uk/energy-certificate/6039-0529-8109-0732-1226>

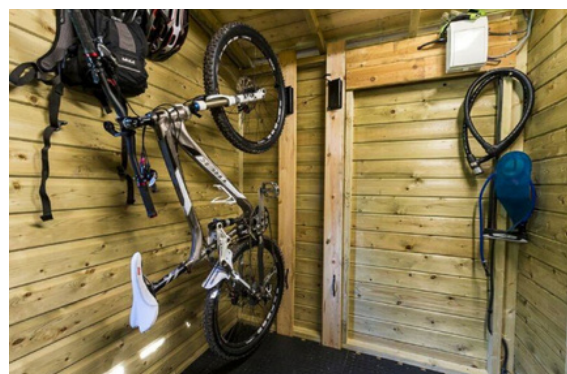
VIEWING AND FURTHER INFORMATION

Please Call:

0333 414 9999 (Monday-Friday 9am-5pm)

Jeff Dunn 07824 663371 (Out of Hours)

Please Email: jeff@sprosen.com



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