

The background is a solid teal color. In the upper right, there is a faint line drawing of a house with a heart shape inside its walls. Below the house, there are several thin, dark teal wavy lines that sweep across the lower half of the image. A dark teal rectangular box with a white border is positioned in the center-left, containing the text.

Lords Gate
Coleford



11 Lords Gate Coleford GL16

- A stunning family 4 floor townhouse in the popular town of Coleford •
- 5 bedrooms (2 en-suite) • Self contained annexe • Kitchen & bar area •
- Top floor primary suite with private balcony • Spacious lounge •
- Stunning private rear garden with patio, decked terrace and pool •
- Large sunroom • Garden room • Driveway for 4 cars • Cul-de-sac location •

A stunning family townhouse in the popular town of Coleford

In summary, a stunning family town house, set over 4 floors with 5 bedrooms, self contained annexe, large lounge, spacious sun room, kitchen & bar, beautiful private garden with patio, decking & pool, garden room and private parking for 4 cars.

The property is situated in the popular town of Coleford in the heart of the Forest of Dean, a short drive from the river Wye, the river Severn and the picturesque towns of Coleford, Ross-On-Wye and Monmouth.

The convenient location affords easy access to Cheltenham, Gloucester, Bristol, Birmingham and Cardiff whilst being surrounded by some of the best countryside that England has to offer.

The Forest of Dean is home to stunning walks and cycling, nestled between the river Wye and the river Severn.

Vendors' comments "We have truly enjoyed living in this home for the past 8 years. It is a peaceful place with lovely neighbours, nearby parks, and the beauty of the Forest of Dean right on our doorstep. The house, which is lovingly nicknamed "the Tranquil Tardis" by our friends and family alike, has real character; it is spacious and full of charm. It is also a home filled with many happy memories, which we'll always treasure. The garden, which is the largest in the cul-de-sac, is perfect for relaxing or entertaining, particularly during the warmer months, with the large heated sun room enabling us to bring

the outside in during the colder months, with many Festive get-togethers with friends and family held here every year. The unique addition of the self-contained 1-bed Annex is a fantastic bonus, offering extra multi-generational living options, an extra space for guests, a home office, gym space or even as a potential passive income generator as a holiday let or to put on the rental market. The house is located just a 5-minute walk to the town centre and shops, and only a short drive to surrounding areas of national beauty like Wales and Herefordshire. We are only moving to enable us to be closer to our work commitments."

This **fabulous spacious family home** has private off road parking for 4 cars and side access. The property enjoys gas mains central heating in a prime location.

The **entrance hall** welcomes you into the house, the staircase takes you up to the bedrooms and family bathroom. There are stairs taking you down to the lounge, kitchen & bar, and sun room. Along the hallway there is access to the self-contained annexe.

The **self-contained annexe** is fabulous. There is a modern kitchen and dining space, a large double bedroom with en-suite shower. This space could be utilised as a rental opportunity. The rooms could be used in different ways to suit your needs.

On the **1st floor** there are 3 bedrooms. The first is a single bedroom / office, bedroom 2 is opposite the staircase and is a good size double looking out over the stunning garden and views. There is a family bathroom with separate shower, modern suite with a hydro bath and tiled walls.

Bedroom 4 is located at the front of the house. This large double bedroom has two windows creating a bright space, and a built in double wardrobe.

The **staircase** takes you up to the top floor primary suite..

The **top floor primary suite** is exquisite. this spacious room has two velux windows and double patio doors to access the **private balcony** to enjoy the views. There is a **walk-in wardrobe** and another storage cupboard. The room benefits from a **large en-suite modern** shower room..

The **lower ground floor** has a spacious lounge with two velux windows, two large windows to the side and double glass patio doors accessing the rear patio and garden.

The **kitchen & bar** is located at the bottom of the stairs. There is lots of units & worktop space. The appliances

are top spec with a gas hob and double oven. The bar features at the end of the kitchen with a seating area to enjoy a drink.

The **sun room** is a fabulous space. The glass surrounding the room gives this spacious room plenty of natural light. There is an electric fire feature and is currently used as a lounge area and dining space. Perfect for family occasions. There are double patio doors to access the rear patio and garden.

The **beautiful private rear garden** is stunning. There is a large slatted patio space accessed from the lounge and sun room, lawned area with a raised pond, decked area for relaxing and a pool feature. The pathway along the side of the sun room takes you to the garden room and steps leading you up to the private parking.

The **private driveway** is positioned at the front of the house. There is space for 4 cars and steps down to the rear garden.

Building size: 2,227 approx sq ft (excluding balcony)

Age of build: 2006.

Broadband connectivity: Super Fibre.

Mobile coverage: 4G voice & data.

Services: Mains water and gas.

Council Tax: D.

Tenure: Freehold.



LOCATION:

Perfectly situated in the heart of the Forest of Dean.

The popular town of Coleford is situated in the heart of the Forest of Dean which is home to some of the finest countryside in England. The location is nestled between the river Wye and the river Severn and has an abundance of stunning walks and outdoor activities including cycling, Go Ape, river cruises, canoeing and white water rafting.

The Forest of Dean is perfectly situated to access many major towns and cities. A short drive from Ross-on-Wye and Monmouth and easy accessible to Gloucester, Cheltenham, Bristol, Birmingham and Cardiff.

The Forest of Dean is perfect for those who enjoy the countryside and all that nature offers as well as being conveniently located to major towns and cities for commuters. This area affords people the best of both worlds both work and play. There are many fantastic restaurants and local pubs as well plenty of local artisan shops.

ROSS ON WYE - 10.2 MILES

MONMOUTH - 7.2 MILES

LYDNEY - 7.0 MILES

GLOUCESTER - 21 MILES

CHELtenham - 27.8 MILES

BRISTOL - 30.6 MILES

All distances are approximate



























































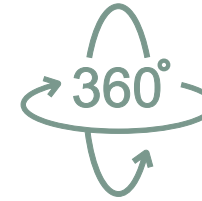




t: 01594 546776
m: 07747 456069
e: hello@albertandfrederick.com
w: albertandfrederick.com
s: @albandfrederick



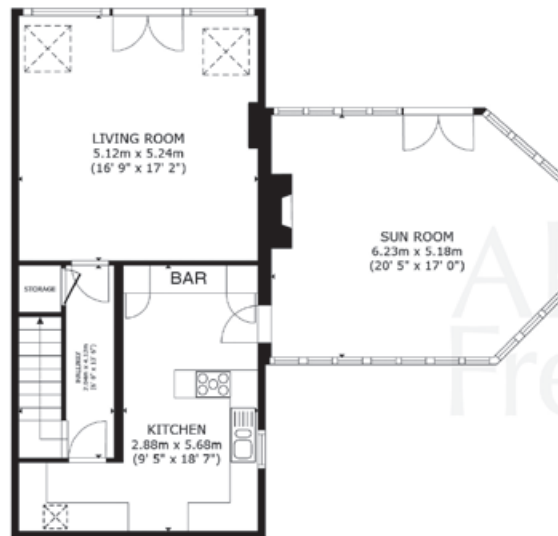
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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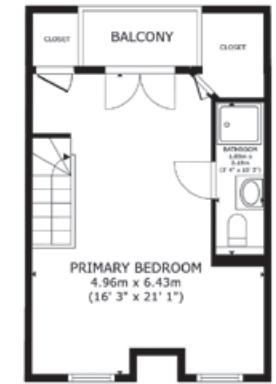
LOWER GROUND



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

11 LORDS GATE,
COLEFORD GL16 8RT
Asking price £475,000

GROSS INTERNAL AREA
FLOOR 1 87.7 m² (944 sq.ft.) FLOOR 2 45.5 m² (490 sq.ft.) FLOOR 3 42.5 m² (458 sq.ft.)
FLOOR 4 31.1 m² (335 sq.ft.)
EXCLUDED AREAS : BALCONY
TOTAL : 206.9 m² (2,227 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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