





FREEHOLD

Guide Price £869,950

A Georgian style, Nine Bedroom (Eight en-suite) residence, currently utilised as a successful Six Bedroom Guest House. The domestic side of Edale offers spacious self contained Three Bedroom accommodation. The property has been decorated and maintained to a high standard with a host of original features to include fireplaces, historic Safe, grand staircase and high ceilings. Externally Edale benefits from a large driveway to the front providing parking for several vehicles and large, level gardens to the rear with extra parking and secure bike shed.

Property Description

Parkend is central to all Forest Towns. It is popular for its amenities which include one of the area's largest Spa/Leisure facilities, two public houses/restaurants, bike hire, village shop and direct access to the family cycle trail which can be accessed via Edale's rear entrance. The property also benefits from a 1st class view overlooking the cricket ground (directly opposite) and access to the Forest of Dean Railway attraction.

Entrance Porch / Boot Room: wash hand basin, window, recently installed Duty Point Break Tank 750L

Main hallway / Reception area: Under stairs cupboard. Carpet, Reception desk, radiator - main stairs to 1st floor.

Guest room 1: Carpet, radiator, Window to front, Built in wardrobe. En-suite: Tiling to floor and walls, 3 piece suite to include shower, Toilet and basin, built in vanity draws below basin, radiator and extractor fan.

Secondary entrance / Bar Area: Bespoke Built in storage, Velux, window & Door to front, radiator.

Guest room 2: Carpet, radiator window to front. En-suite: Tiling to floor and walls, 3 piece suite to include shower, Toilet and basin Radiator, Velux window.

Guest Lounge: Carpet, 2 radiators, window to side, feature fireplace with log burner, built in shelves/cupboards.

Dining Room: French windows to pleasant Courtyard, space for circa 6 tables, carpet, radiator, under stairs cupboard, enclosed stairs to private bedrooms. Agents Notes: A pleasant court is accessed via the French windows.

Kitchen/Breakfast Room: Fitted at wall and base level with ample workspace and storage - Open plan Breakfast bar, Boiler tap, Dish washer, x2 integrated under counter fridges, 1 under counter freezer, Under units lighting, Gas range cooker with extractor, marble effect splash backs with hard wood effect work tops.

Utility room: Boiler, fitted cupboards at base level, Washing machine, fridge freezer, 3 windows and door to rear garden. - Down stairs w/c: Basin, toilet.

Garden room/Conservatory: Tile floor, 2 velux windows, doors to patio area and 3 radiators.

Lounge: Feature fireplace with log burner, window, and composite wood effect floor and 2 radiators.

Main Landing: Carpet, loft access, lower-level window and radiator.

Guest room 3: Carpet radiator window to front. - Private bathroom across the landing: Wet room with tiled floor and splash backs, shower, toilet and Basin, heated towel rail extractor fan and window.

Guest room 4: Carpet, window to front, radiator. En-suite: 3 piece suite to include shower, Toilet, basin, Radiator and LED motion sensitive mirror.

Guest room 5: Carpet, window to front, radiator. En-suite Bathroom: Bath and Cupboard. En-suite Shower room: 3 piece suite to include shower, Toilet, basin, Radiator and LED motion sensitive mirror, Extractor and window.

Guest room 6: Carpet, built in cupboards Window to rear. En-suite: 3 piece suite to include shower over bath, Toilet, basin, Radiator, Extractor and LED motion sensitive mirror and window. AGENTS NOTES: the resident's side of the property can be accessed via doorway in room 6 but is currently secured for obvious reasons.

Secondary stairs to Residents Bedrooms: Access to resident's accommodation

Master bedroom: Carpet, Built in wardrobes, 2 windows looking over rear gardens. En-suite: 3 piece suite to include shower, toilet, basin, heated towel rail and LED motion sensitive mirror.

Bedroom 2: Carpet, Built in wardrobes, dual aspect windows. En-suite: 3 piece suite to include shower, toilet, basin, heated towel rail and LED motion sensitive mirror.

Attic room: Carpet, velux to rear, exposed feature timbers, dressing room. En-suite: Basin with vanity cupboard and Toilet.

Outside: Gravel driveway to front (Circa 6 vehicle spaces). Large level patio area leading to lawn with mature shrubs either side and two garden sheds. Towards the end of the garden you will find a purpose built secure bike work shop with dedicated bicycle washing area, raised patio area and Oil tank. Note the property benefits from access onto a no through road to its rear with secure parking for 1 vehicle.

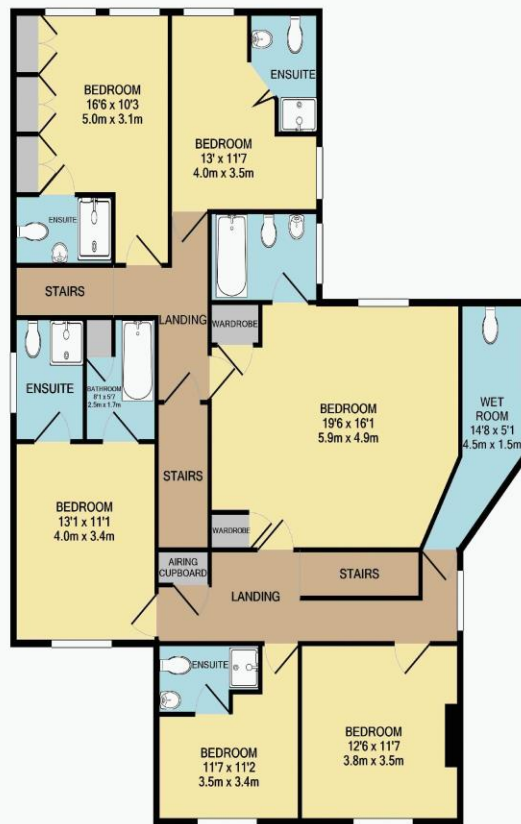
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GROUND FLOOR
APPROX. FLOOR
AREA 2054 SQ.FT.
(190.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1555 SQ.FT.
(144.5 SQ.M.)

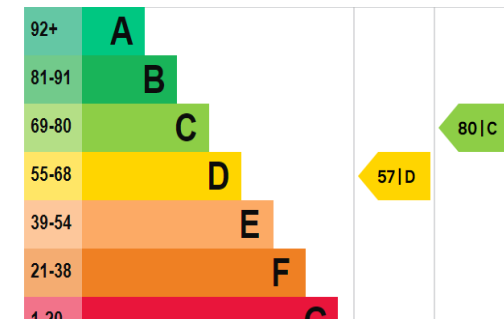


2ND FLOOR
APPROX. FLOOR
AREA 453 SQ.FT.
(42.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 4082 SQ.FT. (377.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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