

Poolway House, Gloucester Road, Coleford

Guide Price £550,000

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Situated in the heart of the Forest of Dean and just moments from Coleford Town Centre, this impressive property boasts:

- Eight spacious bedrooms, many with en-suite facilities.
- Six reception rooms, ideal for entertaining or family life.
- A wealth of period features, including flagstone flooring, exposed beams, Inglenook fireplaces, and original stone walls.

A Property Steeped in History

It's believed this historic home was owned by the Earls of Warwick until 1558 and has passed through nobility over the centuries, adding to its rich and fascinating story.

Restoration Potential

With investment and vision, this property can be sympathetically restored to its former glory. Its character-filled interiors, spacious grounds, and versatile layout offer exceptional opportunities for those seeking a project with significant historical and architectural value.

Accommodation Highlights

The property's layout, spread over multiple levels, includes:

- A grand entrance lobby with flagstone flooring and a turned staircase.
- Numerous reception rooms with fireplaces, exposed beams, and shutters.
- A former hotel kitchen, ready to be reimaged for modern use.
- Eight bedrooms with en-suites, ideal for family living or as a potential bed-and-breakfast.
- Separate annexe accommodation, perfect for guests or additional income.
- Outdoor Space and Grounds

The grounds feature:

- Enclosed front gardens with gated access.
- Ample parking and turning space.
- A two-level stone-built garage/barn with potential for further use.
- Highly popular prime Location

Nestled in the Forest of Dean, this property offers the perfect balance of natural beauty and convenience. With its proximity to Coleford Town Centre, local amenities are easily accessible, while the surrounding area provides endless opportunities for outdoor activities and exploration.

Key Features of the Property

Approach:

A solid black-painted entrance door opens into the entrance lobby.

Entrance Lobby:

Features flagstone flooring, a radiator, and access to the under-stairs bar area.

Reception Rooms:

Lounge:

Dual aspect windows with shutters, an Inglenook fireplace with a wood burner, and flagstone flooring.

Dining Room:

Spacious with an Inglenook fireplace, stone walls, and wooden shutters.

Central Lobby:

Provides access to various rooms; refer to the floorplan for details.

Kitchen:

Equipped as a former hotel kitchen, featuring flagstone flooring and ample workspace.

Bedrooms:

Eight bedrooms, most with en-suite shower rooms, spread across multiple landings.

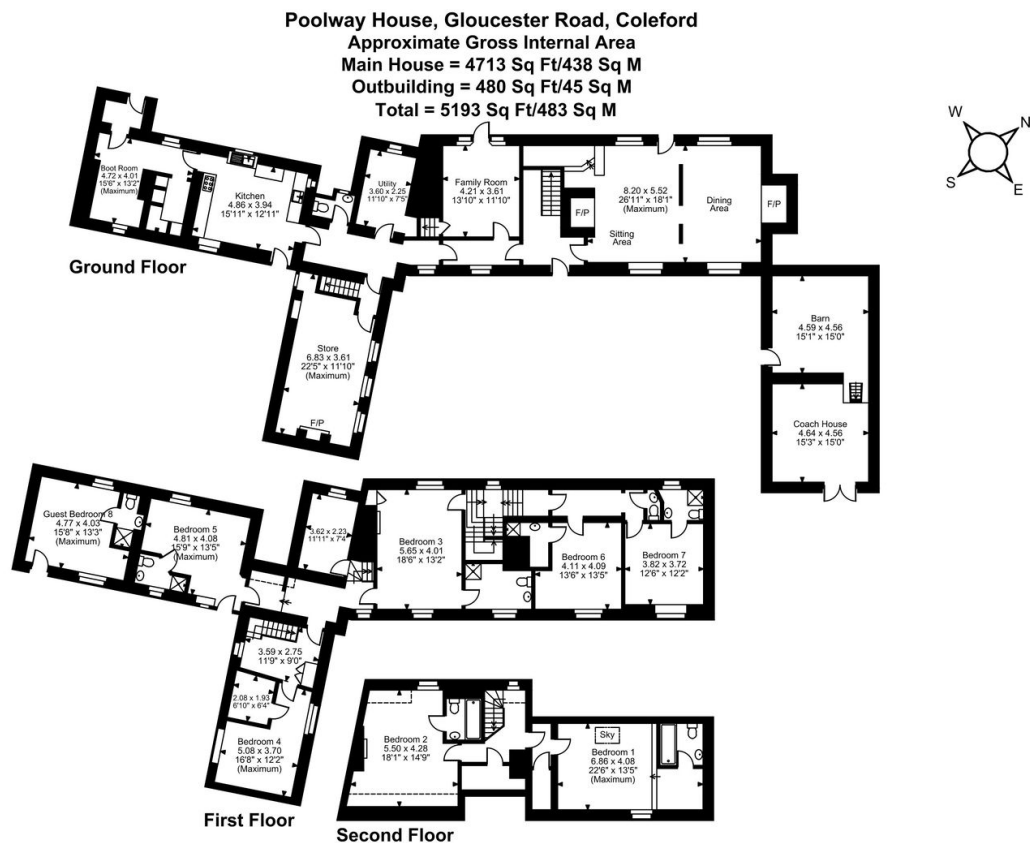
The principal bedroom includes exposed beams and an en-suite bathroom.

Additional rooms:

Annexe with independent access, offering a lounge/bedroom and shower room.

Boiler room, workshops, and storage spaces throughout.

- Historic 16th century grade two listed property
- Plot approaching 0.5 acres
- Off road parking, a variety of outbuildings
- Currently eight bedrooms, eight bathrooms
- Over 5,000sqft of accommodation
- Masses of potential, in need of full renovation
- Six reception rooms
- Freehold, Council tax band G, EPC Rating-Exempt



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