



Castlemain Mill, Castlemain, Parkend
Lydney GL15 4HH



STEVE GOOCH
ESTATE AGENTS | EST 1985

Castlemain Mill, Castlemain, Parkend Lydney GL15 4HH

Guide Price £1,000,000

Nestled in a picturesque setting, Castlemain Mill is a stunning five-bedroom detached house that exudes charm and character. Originally dating back to the 1700s as the Parkend Deep Navigation Collieries Ltd, this magnificent property has been meticulously restored to its former glory while maintaining its original charm.

The property boasts a spacious kitchen/dining area with a light and airy feel, perfect for entertaining alongside two reception rooms with a spacious lounge with grand 9ft ceilings and a separate cosy lounge providing a tranquil retreat. The five generous bedrooms, include a stunning

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The property boasts a spacious kitchen/dining area with a light and airy feel, perfect for entertaining alongside two reception rooms with a spacious lounge with grand 9ft ceilings and a separate cosy lounge providing a tranquil retreat. The five generous bedrooms, include a stunning en-suite to bedroom two, perfect for older children, while the holiday cottage business established by the current owners provides a unique opportunity for additional income.

The property sits on approximately 0.6 acres of beautifully maintained grounds, featuring a delightful mix of fruit trees, patio areas, and lawns, making it the perfect setting for relaxation or entertainment.

Parkend is a bustling tourist hub, boasting two village pubs (The Fountain & Woodman Inn), a Post Office/village shop and café, Dean Cycles hire/café, and Whitemead Park holiday park. Visitors can also enjoy the Dean Forest Railway which is still in operation and the steam trains can still be enjoyed to this day. The area offers an abundance of walking and cycling trails for all abilities, and dogs are welcome to join in on the fun. The scenic routes provide stunning views of the surrounding countryside. The highlight of the year is the annual carnival, held on the August Bank Holiday Monday. This event is the longest-running and most popular in the forest, attracting visitors from far and wide.

With its rich history, modern amenities, and endless possibilities, Castlemain Mill is a truly unique property that should not be missed.





ENTRANCE HALL

Accessed via a wooden door, radiator, understairs storage space, stairs to first floor landing, feature stone wall, upvc double glazed sash windows, door to:

LOUNGE

24'6 x 15'1 (7.47m x 4.60m)

Two radiators, power points, feature wood burner, television points, multiple internet access points, two front aspect upvc double glazed sash windows, two rear aspect upvc double glazed sash windows, side aspect upvc double glazed patio doors.

SNUG

18'2 x 14'8 (5.54m x 4.47m)

Two radiators, power points, internet access point, television point, front and rear aspect upvc double glazed windows, door to:

KITCHEN/DINING ROOM

24'0 (max) x 15'7 (7.32m (max) x 4.75m)

A range of base, drawer and wall mounted units, built in oven and grill, five ring induction hob, space for dishwasher, space for fridge/freezer, triple Belfast sink with mixer tap over, granite worktops, radiator, power points, rear aspect upvc double glazed window.

DINING AREA

Radiator, power points, telephone point, two Velux windows with thermal blinds, front and side aspect upvc double glazed windows, thumb latch wooden door to:

UTILITY ROOM

10'9 x 9'11 (3.28m x 3.02m)

Base units, laminate granite style worktops, single bowl single drainer sink unit with tap over, space for washing machine, radiator, power points, internet access point, inset ceiling spotlights, side aspect upvc double glazed window, rear aspect wooden door giving access to the rear garden, door to:

SHOWER ROOM

9'3 x 4'0 (2.82m x 1.22m)

Shower enclosure with mains shower over, close coupled WC, sink with tap over, heated towel rail, extractor fan, inset ceiling spotlights, side aspect frosted upvc double glazed window.

FROM THE ENTRANCE HALL, STAIRS LEAD TO THE FIRST FLOOR:

LANDING

Radiator, power points, front aspect upvc double glazed sash window, door to:

BEDROOM 1

24'6 x 15'1 (7.47m x 4.60m)

Three radiators, power points, feature fireplace, built in wardrobe, two front aspect upvc double glazed sash windows, rear and side aspect double glazed sash windows.

BEDROOM 2

From the landing steps lead up to a further landing area having a rear aspect Velux window, storage cupboard, thumb latch door to:



EN-SUITE

11'0 x 6'0 (3.35m x 1.83m)

Close coupled WC, sink with tap over, heated towel rail, shower enclosure with mains shower over, extractor fan, exposed beams, inset ceiling spotlights, rear aspect Velux window, rear aspect upvc double glazed window.

LIVING AREA/OFFICE

18'4 x 8'2 (5.59m x 2.49m)

Radiator, power points, multiple internet access points, two rear aspect Velux windows, steps lead up to:

BEDROOM

13'6 x 8'9 (4.11m x 2.67m)

Radiator, power points, television point, eaves storage space, front and rear aspect Velux windows.

FROM THE LANDING STEPS LEAD DOWN TO:

INNER LANDING

Two radiators, power points, front aspect feature single glazed window, double glazed sash window, door to:

BEDROOM 3

15'2 x 11'4 (4.62m x 3.45m)

Radiator, power points, two built in wardrobes, front and rear aspect double glazed sash windows.

BEDROOM 4

13'10 x 11'1 (4.22m x 3.38m)

Radiator, power points, built in wardrobe, feature stone wall, internet access point, rear aspect upvc double glazed window.

BEDROOM 5

11'10 x 8'9 (3.61m x 2.67m)

Radiator, power points, multiple internet access points, front aspect single glazed window onto inner landing, rear aspect upvc double glazed window.

BATHROOM

11'11 x 7'11 (3.63m x 2.41m)

Panelled bath with taps and shower attachment over, close coupled WC, bidet, heated towel rail, sliding doors giving access to an airing cupboard, storage alcove, extractor fan, shaver point, inset ceiling spotlights, rear aspect upvc double glazed window.

A stone chippings pathway leads to the cottages where a large hedge creates a private area away from the house.

HORSE GIN COTTAGE

KITCHEN

12'1 x 8'8 (3.68m x 2.64m)

Accessed via a wooden door. A range of base, drawer and wall mounted units, stainless steel single bowl single drainer sink unit with tap over, cooker, extractor fan, fridge, power points, front aspect upvc double glazed window, door to:

SHOWER ROOM

8'10 x 3'10 (2.69m x 1.17m)

Shower enclosure with mains shower over, sink with tap over, close coupled WC, heated towel rail, extractor fan, inset ceiling spotlights.

FROM THE KITCHEN, AN OPENING LEADS THROUGH TO:







LOUNGE

13'0 x 12'9 (3.96m x 3.89m)

Two radiators, power points, television point, side aspect upvc double glazed windows, stairs to the first floor:

BEDROOM

12'0 x 11'0 (3.66m x 3.35m)

Radiator, power points, inset ceiling spotlights, side aspect Velux window with blackout blind.

CASTLERAG COTTAGE

OPEN PLAN LOUNGE/KITCHEN

LOUNGE

16'0 x 13'2 (4.88m x 4.01m)

Radiator, power points, television point, front aspect upvc double glazed window.

KITCHEN

A range of base, drawer and wall mounted units, stainless steel single bowl single drainer sink unit with tap over, cooker, extractor fan, fridge, power points, front aspect upvc double glazed window, door to:

BEDROOM

10'1 x 9'4 (3.07m x 2.84m)

Radiator, power points, front aspect upvc double glazed window, door to:

SHOWER ROOM

9'11 x 3'4 (3.02m x 1.02m)

Shower enclosure with mains shower over, sink with tap over, close coupled WC, heated towel rail, extractor fan, inset ceiling spotlights.

LAUNDRY ROOM FOR BOTH COTTAGES

9'10 x 7'6 (3.00m x 2.29m)

Accessed via a wooden door, a range of base and drawer units, space for washing machine, space for tumble dryer, Worcester boiler, Gledhill water tank, fusebox, power points, side aspect wooden window.

WORKSHOP AND BIKE SHEDS

Originally the old Beechenhurst Cafe. Power and lighting, meter and electric boxes for the cottage (on separate supply) 3 further sheds with lockable areas for the storage of bikes particularly useful for guests at the cottages.

OUTSIDE

The property can be accessed via two entrances, both having double gates giving access to the driveway providing off road parking for multiple vehicles. The cottages have their own separate parking area and turning circle.

The front garden has a stone pathway leading throughout the garden giving access to the cottages and various garden areas. A garden gate gives access to the side and rear gardens.

The rear garden comprises of mostly laid to lawn with several floral borders, veggie beds and stone chipping area with wooden pergola, shed and oil tank, all surrounded by fencing on a stunning serene woodland backdrop.

BOILER ROOM

9'8 x 6'2 (2.95m x 1.88m)

Worcester combination boiler, storage, side aspect wooden window.

The rear garden has a stone chipping area, oil tank, garden shed, lawn area, flower borders, wooden pergola, enclosed by fencing.

SERVICES

Mains water, electricity and drainage. Oil central heating.

WATER RATES

Severn Trent - to be confirmed.



LOCAL AUTHORITY

Council Tax Band: G
Forest of Dean District Council, Council Offices, High Street,
Coleford, Glos. GL16 8HG.

TENURE

Freehold.

VIEWINGS

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required.
Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

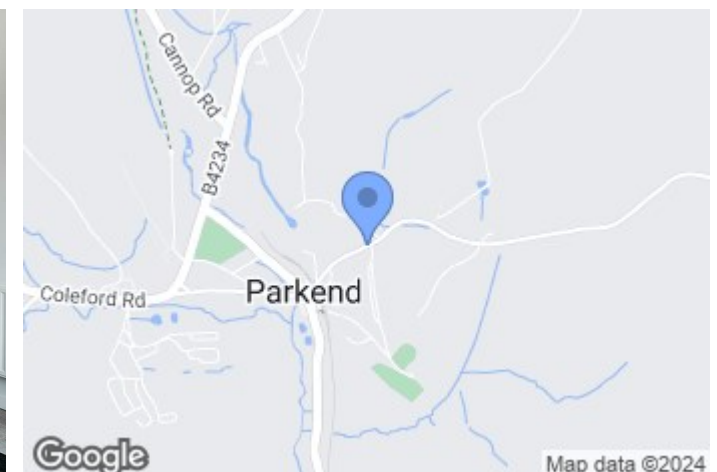
From Coleford town centre proceed to the traffic lights and turn right on to Old Station Way, turn left on to Lords Hill continue along this road leaving the town until you reach the village of Parkend. Proceed through the village and turn right proceeding past The Fountain Inn, at the cross roads proceed straight over on to the Yorkley Road continue along for a short distance where the property can be found on your left hand side via our 'For Sale' board.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.







Castlemain Mill, CastlemainParkend, Lydney, Gloucestershire
 Approximate Gross Internal Area
 Main House = 293 Sq M/3154 Sq Ft
 Mezzanine = 90 Sq M/969 Sq Ft
 Outbuildings = 42 Sq M/452 Sq Ft
 Total= 425 Sq M/4575 Sq Ft



MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

| Energy Efficiency Rating | | Current | Potential | Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | | Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | | (92 plus) A | | | |
| (81-91) B | | | | (81-91) B | | | |
| (69-80) C | | | | (69-80) C | | | |
| (55-64) D | | | | (55-64) D | | | |
| (39-54) E | | | | (39-54) E | | | |
| (21-38) F | | | | (21-38) F | | | |
| (1-20) G | | | | (1-20) G | | | |
| Not energy efficient - higher running costs | | | | Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | | England & Wales | | EU Directive 2002/91/EC | |
| | | 58 | 72 | | | | |





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