



6 Laundry Lane
Coleford GL16 8NQ



STEVE GOOCH
ESTATE AGENTS | EST 1985

6 Laundry Lane Coleford GL16 8NQ

£599,950

Introducing a truly unique three-bedroom detached bungalow, in the charming village of Newland. This exceptional property features a magnificent one-bedroom detached annexe, making it perfect for an additional income or providing multi generational living.

Inside, the bungalow is designed to the highest specifications, bathed in natural light that enhances its inviting atmosphere. The master bedroom includes a luxurious en-suite, while the property boasts a spacious workshop for your hobbies or projects. From your home, revel in breath-taking views of the expansive countryside that surrounds you.



The property is accessed via a upvc double glazed door into:

KITCHEN/DINER

8'03 x 17'05 (2.51m x 5.31m)

Two front aspect upvc double glazed windows.

KITCHEN

Range of wall, base and drawer mounted units, rear aspect upvc double glazed window, five ring hob with extractor fan and built in zenussi oven, space for dishwasher, power points. Opening into:

DINING AREA

Radiator and power points.

UTILITY ROOM

6'10 x 11'04 (2.08m x 3.45m)

Rear aspect upvc double glazed patio doors leading out to the garden, range of wall, drawer and base mounted units, power points, space for washing machine and tumble dryer, space for fridge freezer.

LOUNGE

16'04 x 12'10 (4.98m x 3.91m)

Two front aspect upvc double glazed windows, double glazed patio door leading out to the garden, power points, radiator, gas catalytic fireplace with feature surround, oak engineered flooring, TV point, upvc glazed sliding door into:

SUN ROOM

10'02 x 10'06 (3.10m x 3.20m)

Front aspect large apex frame upvc double glazed with with patio doors leading out to the front garden, ventilated wall, power points, wall mounted gas fireplace, side aspect windows.

INNER HALLWAY

Two cupboard spaces one storage and one housing the water tank, access to loft space, air source heating control, power points. Door into:

BEDROOM ONE

12'04 x 10'05 (3.76m x 3.18m)

Front aspect upvc double glazed window, radiator, TV point, power points.





ENSUITE

9'08 x 2'10 (2.95m x 0.86m)

Walk in shower with mains shower overhead, close coupled wc, vanity wash hand basin unit with taps over, extractor fan, inset ceiling spotlights.

BEDROOM TWO

11'10 x 10'05 (3.61m x 3.18m)

Rear aspect upvc double glazed window, radiator, power points.

BEDROOM THREE

8'08 x 8'00 (2.64m x 2.44m)

Rear aspect upvc double glazed window, radiator, power points.

BATHROOM

5'08 x 7'10 (1.73m x 2.39m)

Rear aspect upvc double glazed window, panelled bat with sower attachment over, close coupled W.C., wash hand basin, heated towel rail,

WORKSHOP

12'07 x 11'05 (3.84m x 3.48m)

Accessed via wooden double doors, front and side aspect wooden single glazed window, power & lighting, roof void space.

OUTSIDE

At the front of the property, you'll find ample off-road parking capable of accommodating several vehicles. The entrance features a combination of elevated areas, including a dedicated hardstanding space, a beautifully maintained lawn, and a serene pond, all connected by a stepped pathway that guides you to the front door. This pathway also provides convenient side access on both sides of the home, where you'll discover the Air Source heat pump, a garden tool storage unit, and entry to the rear garden area.

The rear of the property boasts a charming terraced garden, thoughtfully divided into various zones. This includes well-constructed vegetable plots, lush green lawn spaces, and a welcoming pathway that leads to a rear gate providing access to Savage Hill.

ANNEXE 'THE LITTLE BARN'

Property is accessed via a partly wooden glazed door into:

LOUNGE

12'05 x 10'01 (3.78m x 3.07m)

Front and side aspect wooden double glazed windows, opening into:

KITCHEN

7'05 x 8'08 (2.26m x 2.64m)

Side aspect wooden double glazed windows, range of wall, drawer and base mounted units, built in oven, hob and extractor fan, space for fridge/freezer, one and half bowl porcelain sink and drainer unit with mixer tap over.

From the lounge, stairs giving access to:

FIRST FLOOR LANDING

Side aspect wooden double glazed Velux window, cupboard space, door leading into:

BEDROOM ONE

8'10 x 12'03 (2.69m x 3.73m)

Front aspect wooden double glazed window, power points, built in wardrobe space, electric radiator.

BATHROOM

7'00 x 6'00 (2.13m x 1.83m)

Two side aspect wooden double glazed Velux windows, corner bath with bath tap over and shower attachment above, close coupled w.c, extractor fan, sink with tap over, heated towel rail.

Connected to the annex, there is parking for one car, there is a boiler room and steps which lead up to a private patio/decking area.

SERVICES

Mains Water, Electricity, Air Source Heat Pump, Septic Tank (shared with barn/annex).

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries.

However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES

to be confirmed.





LOCAL AUTHORITY

Council Tax Band: D (Main House)
Band A (The Little Barn/Annexe)
Forest of Dean District Council, Council Offices, High Street,
Coleford, Glos. GL16 8HG.

TENURE

Freehold.

DIRECTIONS

From Coleford, proceed along Newland Street and follow the road until meeting the T junction. Turn right here and continue into the Village of Newland turn left into Laundry Lane where the property can be found after approximately 300 yards on the right hand side via our For Sale board.

PROPERTY SURVEYS

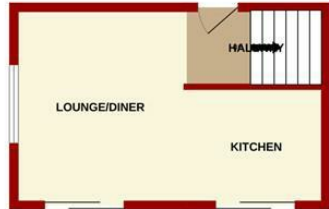
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)

AWAITING VENDOR APPROVAL

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



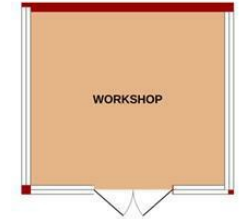
ANNEXE 'THE LITTLE BARN'

ANNEXE 'THE LITTLE BARN'
FIRST FLOOR

GROUND FLOOR



WORKSHOP



Measurements are approximate. Not to scale. Illustrative purposes only
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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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	





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