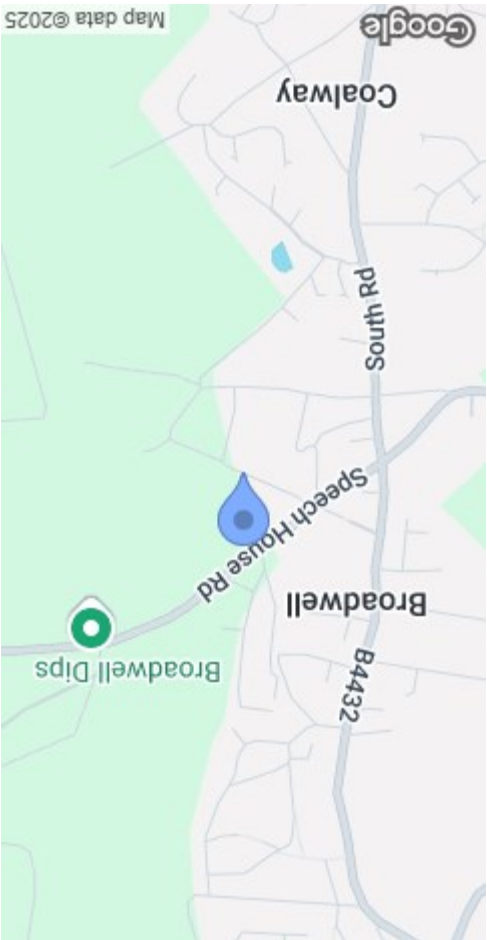


MISREPRESENTATION DISCLAIMER

Energy Efficiency Rating	2020/21/EC	England & Wales	2020/21/EC	England & Wales
Very Energy Efficient (A)	92-100	92-100	92-100	92-100
Good (B)	81-91	81-91	81-91	81-91
Decent (C)	69-80	69-80	69-80	69-80
Needs Improvement (D)	55-68	55-68	55-68	55-68
Poor (E)	35-54	35-54	35-54	35-54
Very Poor (F)	2-34	2-34	2-34	2-34
Unrated (G)	1-1	1-1	1-1	1-1

Measurements are approximate. Not to scale. Illustrative purposes only
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1 Barn Hill Road
Broadwell, Coleford GL16 7BL

£450,000

Introducing a truly exceptional three-bedroom detached property, this distinctive period home boasts a harmonious blend of charm and modern luxury. Bathed in natural light, the interior features an inviting atmosphere, perfectly complementing the beautifully landscaped garden that offers picturesque views of serene woodlands.

This property showcases the architectural elegance of the early 20th century, highlighted by impressive beamed ceilings, rich hardwood panelling, and a meticulously restored fireplace, all set against exquisite floors that reflect the character of the era. The spacious layout includes airy rooms, with the house maintained to an impeccable standard throughout.

The generous sitting room invites relaxation, while the expansive dining room is perfect for entertaining. Each of the three stunning double bedrooms offers ample space, with one featuring a delightful private balcony that enhances the overall appeal. This is not just a house; it is a unique and exceptionally comfortable family home where lasting memories can be created.



The village of Broadwell offers a number of amenities to include a Shop, Social Club, Dance School and Karate Club, Church and Football Club.

The neighbouring town of Coleford, approximately 1 mile away offers further facilities to include 2 Golf Courses, Shops, Post Office, Supermarkets, Cinema, Garage, Primary School and a Bus Service to Gloucester approximately 22 miles away.

The property is accessed via a wooden door into:

LOBBY
Feature single glazed side aspect window, side aspect feature stained glazed window.

ENTRANCE HALLWAY
Large wooden staircase with understairs cupboard, radiator, original tiled flooring, exposed ceiling beams.

LOUNGE
23'01 x 11'10 (7.04m x 3.61m)
Rear aspect upvc double glazed windows, bay window, radiator, power points, feature electric fireplace with original surround, exposed ceiling beams.

DINING ROOM
13'08 x 10'08 (4.17m x 3.25m)
Radiator, power points, built in cupboard, electric fireplace, front aspect upvc double glazed window.

KITCHEN
8'09 x 10'04 (2.67m x 3.15m)
Range of base, wall and drawer mounted units, built in oven, five ring gas hob with extractor fan above, built in fridge freezer, dishwasher, one and a half bowl sink and drainer unit, radiator, power points, side aspect upvc double glazed window, side aspect composite door with small upvc frosted window.

UTILITY ROOM/W.C
4'02 x 4'06 (1.27m x 1.37m)
Plumbing for washing machine and tumble dryer, radiator, power points, close coupled W.C, wash hand basin, Worcester boiler, extractor fan, side aspect upvc double glazed frosted window.

FROM THE ENTRANCE HALLWAY, STAIRS LEAD TO THE FIRST FLOOR LANDING

LANDING
Radiator, power points, side aspect upvc double glazed feature frosted window.
Door into:

BEDROOM 1
10'07 x 13'09 (3.23m x 4.19m)
Radiator, power points, front aspect upvc double glazed window.

BEDROOM 2
11'11 x 11'08 (3.63m x 3.56m)
Power points, radiator, two rear aspect upvc double glazed windows, upvc double glazed door leading out to the astrourfed balcony,

BEDROOM 3
11'05 x 11'01 (3.48m x 3.38m)
Radiator, power points, rear aspect upvc double glazed window.

BATHROOM
9'00 x 7'02 (2.74m x 2.18m)
Panelled bath, walk in shower with mains shower attachment with rainfall attachment and normal one, Nuance superior quality board, close coupled W.C, upright modern heated towel rail, vanity wash hand basin, inset ceiling spotlights, extractor fan, side aspect upvc double glazed frosted window.

OUTSIDE
The plot wraps around the property, accessed via gates to the front which in turn leads to patio/seating area, lawned areas, one with planting and one to the rear just lawn, large shed/summer house, surrounded by hedging, walling and fence. There is permission to drop the curb to allow access from the road and to create parking.

SERVICES
Mains water, mains electric, mains gas, mains drainage.

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 advised.

LOCAL AUTHORITY
Council Tax Band: D
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 continue straight over into Gloucester Road. Proceed along Gloucester Road taking the turning right onto Bakers Hill. Continue to the top of hill turning right onto Barn Hill Road where the property can be located 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.