



49 Lords Hill
Coleford GL16 8BG



STEVE GOOCH
ESTATE AGENTS | EST 1985

49 Lords Hill

Coleford GL16 8BG

£375,000

WITHIN WALKING DISTANCE OF COLEFORD TOWN CENTRE, this delightful FOUR-BEDROOM DETACHED COTTAGE has been looked after by the current owners for almost 40 years and is brimming with CHARACTER AND CHARM. A RARE OPPORTUNITY to acquire a CHARACTERFUL HOME in a HIGHLY DESIRABLE LOCATION!

Boasting an ORIGINAL STONE FIREPLACE with a stunning FOREST OAK MANTLE, this home offers a WARM AND INVITING ATMOSPHERE. The SPACIOUS ACCOMMODATION is complemented by a DETACHED GARAGE/OUTBUILDING, presenting TREMENDOUS POTENTIAL for a variety of uses, whether as a HOME OFFICE, WORKSHOP, OR ANNEXE (subject to permissions). The ENCHANTING TIERED GARDENS provide a PICTURESQUE SETTING, perfect for RELAXING OR ENTERTAINING. This property is just a short walk from BELLS GOLF COURSE and a LOVELY NEW PARK area which includes a wildlife pond area and a 1km exercise trail which is dog and wheelchair friendly.

The historic market town of Coleford is in the delightful Forest of Dean, close to the Wye valley. Well located for all motorway links (M50 & M48 are within a 12 mile radius) yet enjoys a full range of local facilities to include: Cinema, Post Office, Library, Shops, 2 Supermarkets, Pubs and Restaurants. Primary and secondary schooling and two separate Golf Courses. Coleford became the first, of hopefully many more towns in the Forest of Dean District to have gained accreditation to the Walkers are Welcome UK network. Walkers are Welcome has a membership of over 100 towns and villages in the UK, whose main aim is to assist with our respective communities' economic growth, physical health and mental well-being through walking.



Property is accessed via a part double glazed upvc door into:

ENTRANCE HALLWAY

5'11 x 8'08 (1.80m x 2.64m)

Radiator, power point, under stairs storage cupboard, stairs leading up to first floor landing, doorway leading into:

LIVING ROOM

11'10 x 21'02 (3.61m x 6.45m)

Feature original stone fireplace with forest oak mantel and inset log burner, old original stone staircase, two radiators, power points, tv point, two front aspect double glazed upvc windows.

From the entrance hallway, doorway leading into:

DINING ROOM

8'11 x 15'02 (2.72m x 4.62m)

Tiled flooring, radiator, power point, door leading into boiler cupboard housing Vaillant combination wall mounted gas boiler, rear aspect double glazed upvc window., opening through into:

KITCHEN

15'02 x 8'00 (4.62m x 2.44m)

Range of wall, drawer and base mounted units, rolled edge worktops, one and half bowl single drainer stainless steel sink unit with mixer tap over, space and plumbing for washing machine, space and plumbing for dishwasher, space for a range style cooker, space for fridge/freezer, space for dining table and chairs, radiator, power points, appliance points, front and side aspect double glazed upvc window and a front aspect part double glazed upvc door out to the front garden.

From the hallway, stairs leading up to first floor landing.

FIRST FLOOR LANDING

Rear aspect double glazed upvc window, power point, door into airing cupboard which has a radiator and power point, access to loft space, doors giving access into all rooms.





BEDROOM ONE

11'05 x 11'09 (3.48m x 3.58m)

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

BEDROOM TWO

9'03 x 11'10 (2.82m x 3.61m)

Radiator, power points, front aspect double glazed upvc window, built in storage cupboard.

BEDROOM THREE

8'11 x 12'00 (2.72m x 3.66m)

Radiator, power points, rear aspect double glazed upvc window, door leading into:

BEDROOM FOUR

15'03 x 8'03 (4.65m x 2.51m)

Radiator, power points, front and side aspect double glazed upvc windows, access to loft space.

BATHROOM

5'11 x 7'02 (1.80m x 2.18m)

White suite comprising of; panelled bath with shower off the mains above, pedestal wash hand basin, w.c, radiator, tiled walls, side aspect double glazed upvc frosted window.

OUTSIDE

To the side of the property there is a spacious driveway which provides off-road parking for up to four cars. There is gated access to the side patio, which features a log store, as well as a separate gated entrance leading to the rear of the property. The front garden is predominantly laid to lawn, offering a high level of privacy thanks to its enclosed fencing and mature hedging. A pathway leads to the kitchen door, while another path extends to the side, providing access to the garage.

GARAGE

22'00 x 14'08 (6.71m x 4.47m)

Accessible from the road via double wooden folding doors, with a separate side entrance leading to the gardens. Inside, the garage benefits from power, lighting, and additional storage in the roof space above. Originally a separate dwelling, it underwent renovation in the 1990s, including the installation of a new roof. Offering excellent potential for conversion or a variety of other uses, this space presents a unique opportunity for tailoring to your needs.



REAR GARDEN

The rear garden is thoughtfully designed across multiple levels. Steps lead up to the top part of the garden, which was previously a vegetable growing area. It includes an apple tree and plum tree, both well established. Just over two years ago, the present owner planted a second native hedgerow along the full length of the boundary nearest to the road. Additional features include a spacious patio, a well-maintained lawn to the side and a greenhouse, making this outdoor space both functional and inviting.

SERVICES

Mains Gas, Water, Drainage, Electricity.

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

Severn Trent - 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.



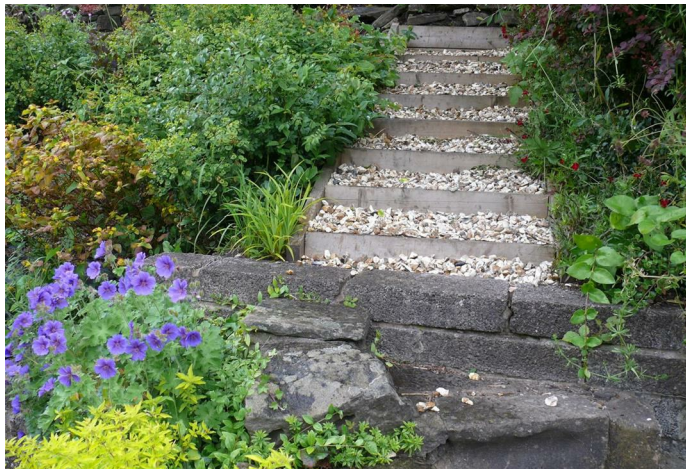


DIRECTIONS

From Coleford town centre, turn right at the traffic lights and then take a left onto Lords Hill. The driveway to the property can be found on the left hand side before you reach the golf club.

PROPERTY SURVEYS

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

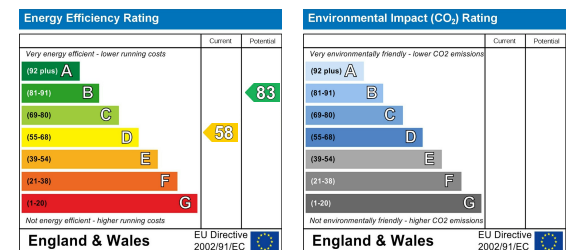




Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025

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.





1 High Street, Coleford, Gloucestershire. GL16 8HA | (01594) 835566 | coleford@stevegooch.co.uk | www.stevegooch.co.uk

Residential Sales | Residential Lettings | Auctions | Surveys