



**Albion House Parkend Walk**  
**Coalway, Coleford GL16 7JS**

**SG** | **STEVE GOOCH**  
ESTATE AGENTS | EST 1985

# Albion House Parkend Walk

## Coalway, Coleford GL16 7JS

£500,000

Dating back to before the 1900s, this exceptional three/four bedroom attached home is a rare gem on today's market. Spanning approximately 2,000 square feet, it offers stunning views of woodland and fields from both the front and rear.

Upon entering, you are welcomed into two grand rooms: a spacious lounge and a formal breakfast room, both filled with natural light and featuring high ceilings that create an impressive sense of space. These rooms lead seamlessly into a beautiful kitchen and dining area that masterfully combines country charm with modern convenience—perfect for entertaining. The ground floor also includes a generously sized utility room and additional storage options.

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Upstairs, the property boasts a spacious master suite with a private balcony overlooking picturesque fields, providing a tranquil retreat. The suite benefits from a luxurious en-suite bathroom, enhancing comfort and privacy.

The beautifully maintained garden offers a variety of seating and patio areas alongside a lush lawn, creating an ideal outdoor living space. Additional features include a garage and ample parking, completing this exceptional property.

The village of Coalway is approximately 1 mile away from the market town of Coleford and offers local amenities to include an Infant and Junior School, a Playgroup for pre-school, Shops, Chapel, Public House, Post Office, Park with Recreation Ground and a Football Club.

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



The property is accessed via a partly glazed composite door into:

## **PORCH**

Two side aspect frosted upvc double glazed windows. Wooden door into:

## **ENTRANCE HALLWAY**

Stairs lead to the first floor, high ceilings, dado rail, understairs cupboard space, radiator. Wooden door into:

## **BREAKFAST ROOM**

**16'02 x 17'05 (4.93m x 5.31m)**

High ceilings, exposed ceiling beams, two double radiators, stone fireplace with wood burner inset, two front aspect upvc double glazed windows. Wooden door and steps down to:

## **UTILITY ROOM**

**18'04 x 9'03 (5.59m x 2.82m)**

Base and drawer mounted units, stainless steel sink and drainer unit, space for washing machine and tumble dryer, oil fired boiler, space for fridge freezer, pantry, rear aspect upvc double glazed window, side aspect frosted wooden window, Wooden partially glazed door into:

## **STORE ROOM**

**11'03 x 12'09 (3.43m x 3.89m)**

Power and lighting, side aspect single glazed wooden window, rear aspect single glazed wooden window. Side aspect wooden door leading out to the patio.

## **LOUNGE**

**16'08 x 14'11 (5.08m x 4.55m)**

Two double radiators, power points, stone fireplace with wood burner inset, TV point, front and side aspect upvc double glazed windows. Double wooden frosted doors giving access into dining room.

## **KITCHEN/DINER**

**22'6 x 10'5 (6.86m x 3.18m)**





## KITCHEN

**12'5" x 10'5" (3.81m x 3.18m)**

Range of wall, base and drawer mounted units, built in oven with induction hob with extractor fan, space for dishwasher, one and a half bowl sink and drainer unit, power points, rear aspect upvc double glazed window. Wooden door gives access to porch. A further door and steps lead to Bedroom 4.

## BEDROOM 4/STUDY

**18'03 x 9'06 (5.56m x 2.90m)**

Radiator, power points, internet point, side and rear aspect upvc double glazed windows.

## DINING AREA

**8'04 x 10'05 (2.54m x 3.18m)**

Two double radiators, power points, side and rear aspect upvc double glazed windows.

## PORCH

**5'03 x 5'05 (1.60m x 1.65m)**

Rear aspect upvc double glazed window, side aspect door leading out to the patio and garden. Door into:

## W.C

**3'06 x 5'04 (1.07m x 1.63m)**

Radiator, close coupled W.C, wash hand basin, rear aspect upvc double glazed frosted window.

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

## LANDING

Radiator, cupboard space, power points. Wooden door into:

## AIRING CUPBOARD

**7'03 x 5'04 (2.21m x 1.63m)**

Ample shelving space. Door into roof space.

## BEDROOM 1

**16'07 x 12'06 (5.05m x 3.81m)**

Radiator, built in wardrobes, two radiators, power points, front aspect upvc double glazed window. Rear aspect sliding door out to the balcony which enjoys stunning views over field's. Door into:



## EN SUITE

4'02 x 6'09 (1.27m x 2.06m)

Double shower with a mains shower attachment, close coupled W.C, heated towel rail, wash hand basin, front aspect upvc double glazed window.

## BEDROOM 2

9'09 x 12'11 (2.97m x 3.94m)

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

## BEDROOM 3

13'01 x 8'06 (3.99m x 2.59m)

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

## BATHROOM

9'09 x 6'10 (2.97m x 2.08m )

Electric Mira shower, panelled bath, close coupled W.C, wash hand basin, wall heater, extractor fan, side aspect upvc double glazed frosted window.

## GARAGE

15'08 x 16'06 (4.78m x 5.03m)

Accessed via an electric up and over door, power and lighting, rear aspect single glazed window, side aspect wooden door.

## GARDEN

Large patio area with a raised patio area which in turn leads to a lawned area, feature pond, raised beds with flowers, green house, oil tank, wood store area, surrounded by fencing and hedging.

## SERVICES

Mains electric, mains water, mains drainage, oil.

## 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: E

Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

## TENURE

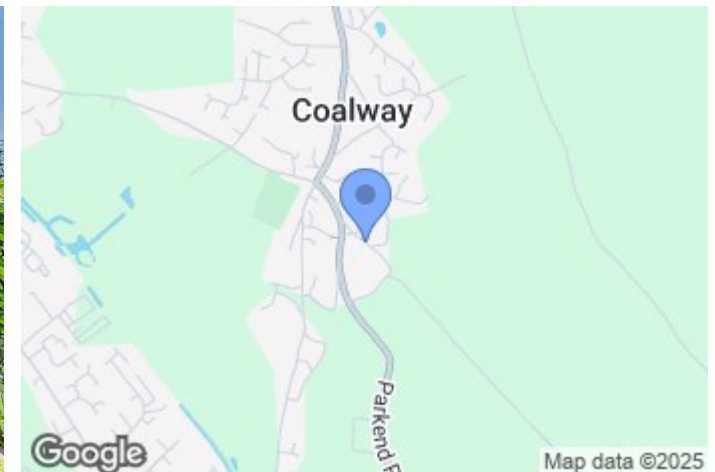
Freehold.

## DIRECTIONS

From Coleford, turn right at the traffic lights signposted Lydney/Chepstow. Proceed along bearing left onto Lords Hill and continue along passing Bells Golf Course on your right. Continue to the top of the road bearing left onto Parkend Walk and then follow the road where the property can be found on your right hand side via our 'For Sale' board.

## PROPERTY SURVEYS

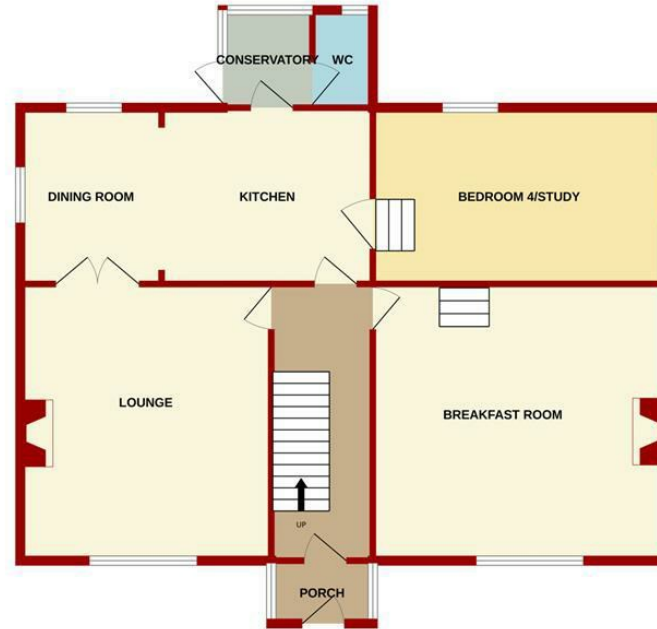
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)



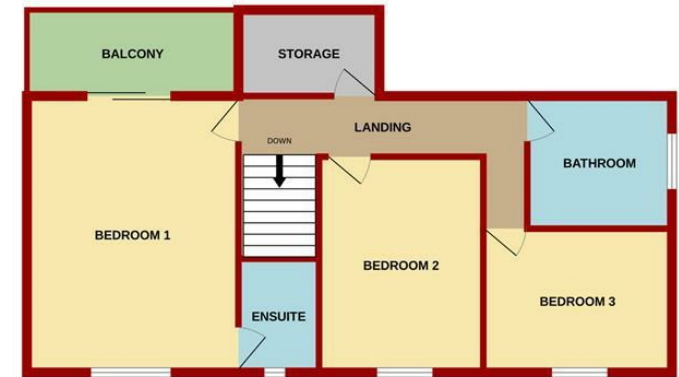
LOWER GROUND



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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