



Laurel Cottage with Rosemary Cottage
Parkend Walk | Coalway | Coleford | Gloucestershire | GL16 7JS



Step inside

Laurel Cottage with Rosemary Cottage

Guide price £385,000

From the doorstep of this delightful rural retreat, there are acres of atmospheric ancient woodland to enjoy. Tucked away in a tranquil spot on the edge of the village of Coalway, this property is ideally situated those wanting to settle in the countryside or would make a wonderful, peaceful getaway or holiday let.

Full of rustic character, one-bedroom Laurel Cottage has a separate, one-bedroom annexe, Rosemary Cottage, providing additional accommodation for guests or for dual family living. With a host of original features, which enhance their charm, the cottage and annexe would benefit from updating but have oodles of potential and are in a beautiful part of the country, in the glorious Forest of Dean, close to the renowned Wye Valley, known as the birthplace of British tourism. The area's stunning scenery has a particular allure for artists, writers and creatives.

The vendor has found the location to be just perfect. "It's in a really friendly neighbourhood and its proximity to the Forest is a wonderful feature. It is also close to the shops, but not too close. The village shop is just a five-minute walk down the road and it is only a five-minute drive to Coleford."

"For someone who likes nature and the countryside, it is a lovely, relaxing place to live. It's private and peaceful and it's incredible in the summer, when you are outside at night time, when the sound of the birds and surrounding wildlife is absolutely amazing. There is a path from the house straight into the woods and that carries on to a Nature Reserve. It makes a lovely walk with the dog."

Just a mile away, the market town of Coleford offers essential amenities, with supermarkets, a cinema, pubs, restaurants, medical facilities and a secondary school, whilst Coalway has a junior school. Surrounded by miles of lovely woodland walks and Forest bike trails, this area is a haven for cyclists and outdoor enthusiasts and a host of nearby tourism attractions includes magical Puzzlewood, a popular film location.

Towns and cities, including Gloucester and Monmouth are easily accessible, with the nearby A4136, the main road through the Forest of Dean, connecting to major routes.

Step Inside:-

A pathway leads through pretty, enclosed gardens to the front of Laurel Cottage, a detached, stone-built property under a tiled roof. The front door, set under a canopy porch, gives access directly to a dining hall, which has an open fireplace set in a painted stone wall. The exposed wooden ceiling is a particular feature of this room.

An inner hall with rustic painted stone walls and exposed ceiling timbers leads through to a fitted galley kitchen, which has flagstone flooring and features a painted wooden ceiling. This room is at the back of the house, where there could be potential to extend it, subject to planning permission.

A door from the kitchen leads to the cosy sitting room, which has a wood burning stove set in an open fireplace. This room features an attractive exposed timber ceiling similar to the one in the dining hall.



A wooden ladder staircase leads up from the corner of the sitting room to an attic mezzanine, with wooden floorboards, a Velux window and characterful exposed beams and roof joists. Of restricted head height, the space is currently used for storage, but has served both as a temporary bedroom and a quiet study.

The main bedroom, accessed via stone steps leading up from the inner hallway, is a lovely double room with windows to the front and side of the cottage, enjoying views over the front garden and to the side, over a neighbouring field.

Outside the bedroom, a galleried mezzanine with an exposed ceiling beam provides handy storage space. At the bottom of the stairs, off the inner hallway, is the ground floor bathroom, which incorporates a recessed utility cupboard.

Annexe - Rosemary Cottage:-

On the far side of the garden, with its own pedestrian gate from the car parking area, the property's detached L-shaped annexe, Rosemary Cottage, has been converted from three former outbuildings. It is built of stone under a slate roof and features vaulted ceilings with exposed cross beams.

The front door opens from a paved patio to a kitchen/diner, with fitted units and flagstone flooring. There is a good-sized sitting room, which has French doors opening to the patio area. On the other side of the kitchen/diner is a double bedroom, which also has French doors to the patio. A wet room/shower room is situated off a small inner hall between the kitchen and sitting room. Additionally, there is a large store attached to the annexe, useful for bicycles or garden equipment and with possible potential to be incorporated into the accommodation, subject to planning.







Step outside

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The property enjoys a serene woodland setting and has lovely cottage-style gardens, which extend to 0.11 acres. There are a variety of mature trees, established shrubs and climbers, well-stocked flower borders and two areas of lawn. There is an attractive stone wall along the front boundary and the properties can be approached, separately, through wooden pedestrian gates set into this.

Directly in front of Laurel Cottage is a gravelled area opening to the front lawn. Beside Rosemary Cottage is a paved patio, ideal for outdoor dining and relaxing.

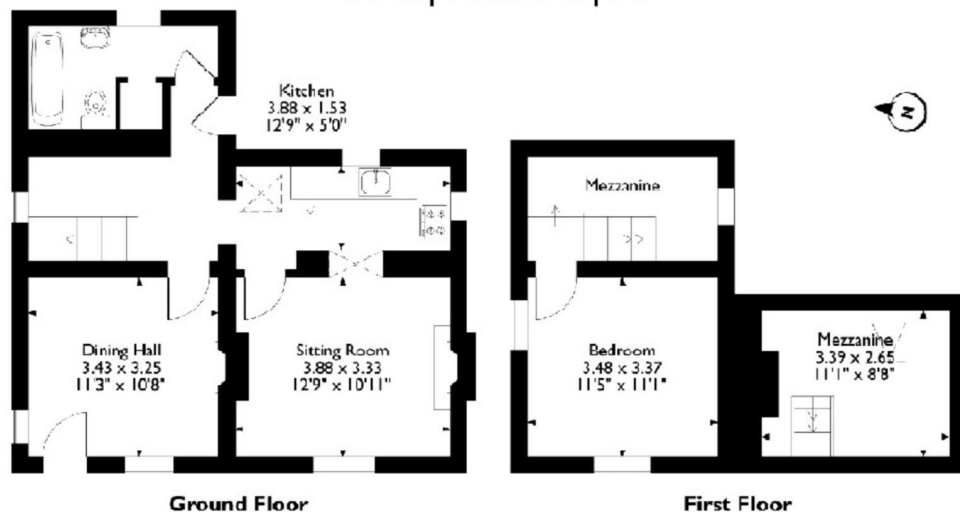
There is a pedestrian right of way over the Forestry Commission land to access the properties and agreed parking for a car on the land outside the boundary. (Further details to be confirmed).

DIRECTIONS

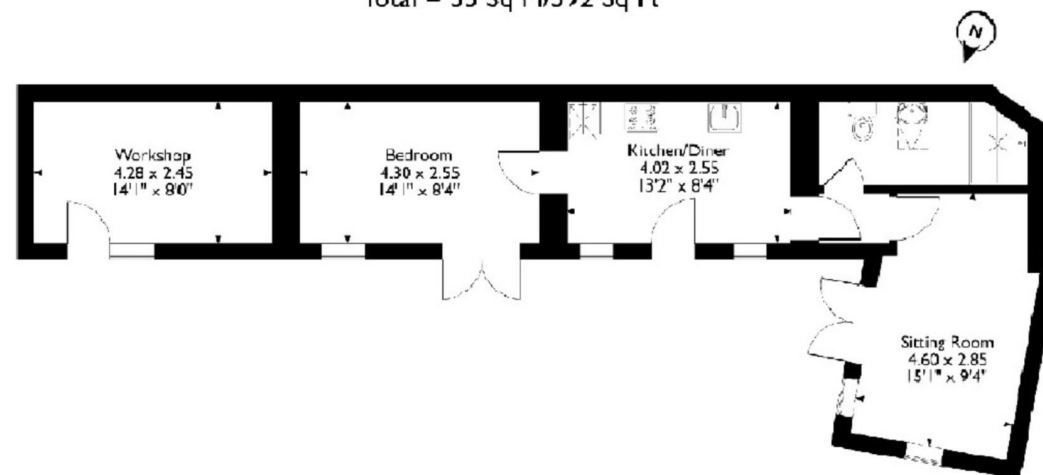
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Approximate Gross Internal Area 79 Sq M/850 Sq Ft



Approximate Gross Internal Area Main House = 43 Sq M/463 Sq Ft Outside Workshop = 11 Sq M/118 Sq Ft Total = 55 Sq M/592 Sq Ft

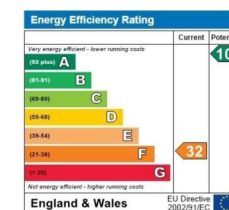


Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Postcode: GL16 7JS | Tenure: Freehold | Tax Band: B & A | Authority: Forest of Dean | Heating: Oil | Drainage: Mains



*Internet speed according to the BT Availability Service using the postcode and landline
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