



Old Road

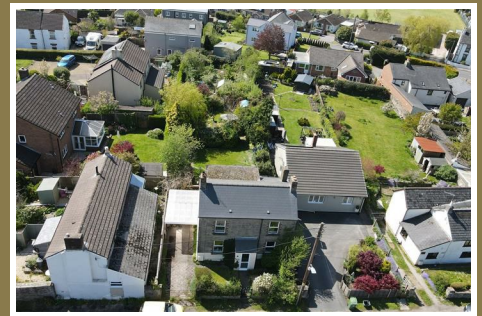
Coalway, Coleford, Gloucestershire, GL16 7JJ

£350,000



A charming four bedroom detached cottage believed to date back to the 1800's, offering over 1300 sq ft. of characterful accommodation and a wonderful sense of charm throughout. Occupying a generous plot of approximately 0.17 acres, the grounds are a true highlight, bursting with colour and life with vibrant planting, an abundance of fruit trees, productive garden areas and private lawned spaces to enjoy. Tucked away along a quiet lane in the highly sought after village of Coalway, this delightful home combines period character, generous outdoor space and a peaceful setting in one of the area's most desirable locations.

Coalway is a popular village on the outskirts of Coleford, enjoying a lovely semi-rural feel whilst remaining convenient for everyday amenities. The property is also situated on a very good bus route, taking you throughout the Forest of Dean and into Gloucester and Wales. Surrounded by beautiful Forest of Dean countryside, the area is ideal for those who enjoy walking, cycling and outdoor living, with woodland and scenic routes close by. Coleford town centre is just a short drive away and offers a range of shops, cafés, schools and healthcare services, making Coalway an appealing location for families, professionals and those seeking a quieter pace of life.



Approached via UPVC double glazed door into:

Entrance Porch:
5'4" x 3'3" (1.63m x 1.01m)

Approached via a wooden door into lounge.

Lounge:
14'0" x 12'3" (4.28m x 3.75m)
Double glazed UPVC window to front aspect,
power & lighting, doors to kitchen & dining room.

Kitchen:
15'2" x 9'1" (4.64m x 2.79m)
A range of eye level and base units, eye level
oven and grill, gas hob with extractor hood
above, one & a half stainless steel sink with mixer
tap, window to lean to, power & lighting, radiator,
integrated fridge/freezer.

Dining Room:
12'3" x 10'5" (3.75m x 3.20m)
Double glazed UPVC window to front aspect,
radiator, power & lighting.

Snug:
9'7" x 8'10" (2.93m x 2.70m)
Double glazed UPVC sliding door to rear garden,
radiator, power & lighting.

Lean To Sun Room:
15'4" x 9'4" (4.69m x 2.85m)
Door to rear garden, windows, door to cloakroom,
power & lighting, space & plumbing for washing
machine, stainless steel sink.

Cloakroom:
4'11" x 2'9" (1.51m x 0.84m)
W.C., lighting.

First Floor Landing:
7'4" x 2'9" (2.24m x 0.84m)
Doors to bedrooms & bathroom, loft access, smoke
alarm, power & lighting.

Bedroom One:
12'4" x 12'3" (3.77m x 3.74m)
UPVC double glazed window to front aspect,
power & lighting, radiator.

Bedroom Two:
12'4" x 10'4" (3.76m x 3.15m)
UPVC double glazed UPVC window to front
aspect, radiator, power & lighting

Bedroom Three:
10'1" x 9'8" (3.08m x 2.97m)
Window to rear aspect, power & lighting, radiator.

Bedroom Four:

7'4" x 6'2" (2.25m x 1.90m)

Window to rear aspect, power & lighting, radiator.

Bathroom:

9'1" x 7'3" (2.77m x 2.21m)

UPVC double glazed frosted window, panelled bath with electric shower above, W.C., hand wash basin with wall mounted mirror above, airing cupboard housing the boiler, radiator, lighting.

Outside:

Externally, the property enjoys a charming frontage, set behind attractive wrought iron gates and railings with a pathway leading to the

entrance and a useful gated side driveway providing off road parking and covered access alongside the house. To the rear is a truly beautiful, established garden of generous proportions, mainly laid to lawn and interspersed with stone pathways, mature shrubs, flowering borders and a variety of specimen trees. The garden has a wonderfully private, cottage-style feel, with ornamental features, well-stocked beds and useful outbuildings/store areas, creating a peaceful and picturesque space to enjoy throughout the seasons. The rear end of the garden measures approximately 64ft by 41ft, filled with 20 fruit trees and is food forest style garden.



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Road Map



Hybrid Map



Terrain Map



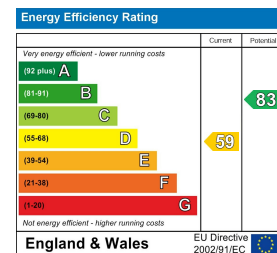
Floor Plan



Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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