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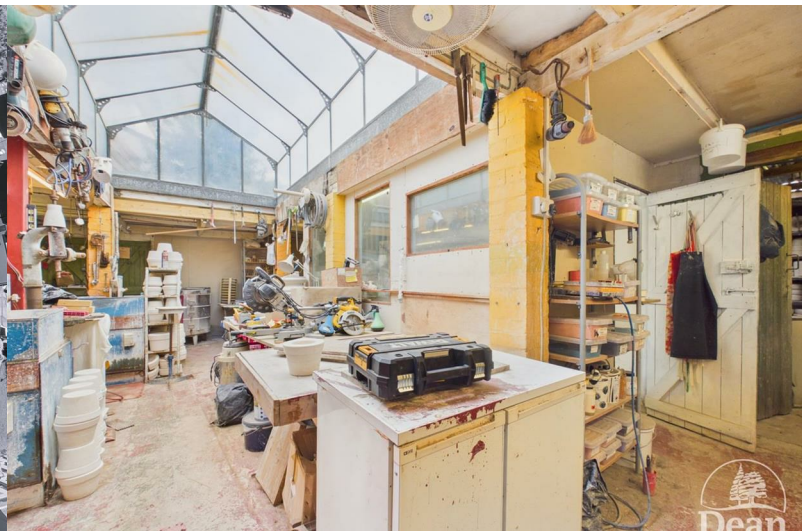
Reckless House, 17 Gloucester Road

Coleford, Gloucestershire, GL16 8BH

Guide Price £350,000

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A truly unique & highly versatile mixed-use property, offering the exciting opportunity to acquire a substantial home alongside extensive commercial premises, workshops & storage, with the option to purchase the established Reckless Designs business at an additional cost.

The residential accommodation is arranged as a spacious three bedroom maisonette, offering a kitchen/dining room, separate lounge, three bedrooms & two shower rooms, together with a private outside courtyard. Full of character, the property features exposed timbers & an individual, colourful style throughout.

The extensive commercial accommodation includes a retail shop, pottery studio & several additional workshop & storage areas. There is also separate manager's office/accommodation providing an open plan living/working space, kitchen & wet room. In total, the property extends to approximately 3,449 sq. ft., offering exceptional flexibility for those looking to combine home & business premises.

Adding further interest is the opportunity to acquire Reckless Designs at an additional cost. Established in 1991, the business has built a distinctive reputation for producing handmade ceramics. Every original shape was thrown or sculpted by hand before being developed into a plaster mould, creating an extensive library of established designs & moulds accumulated over more than 30 years. Pieces continue to be individually produced & hand-painted, providing a prospective purchaser with the opportunity to take on not only the premises, but an established creative business with decades of craftsmanship & heritage behind it.

A rare opportunity combining home, commercial premises, workshops and the potential acquisition of a long-established creative business – ideal for those seeking something genuinely different.







The Masionette:

Approached via front door into:

Entrance Hallway:
3'10" x 2'11" (1.17m x 0.90m)
Lighting, stairs to kitchen/dining room.

Kitchen/Dining Room:
20'11" x 14'4" (6.38m x 4.38m)
A range of base units & drawers, worktops, integrated electric oven & hob, extractor hood, one & a half stainless steel sink with drainer unit, shelving, space for fridge/freezer, space & plumbing for washing machine, breakfast bar, space for dishwasher, consumer unit, power & lighting, two double panelled radiators, two single glazed windows to front aspect, windows to lounge, door into lounge.

Lounge:
14'10" x 12'2" (4.53m x 3.73m)
Steps down, smoke alarm, single panelled radiator, power & lighting, steps up & double doors to outside courtyard, stairs to second floor landing.

Outside Courtyard:
Decking with seating with steps down.

Second Floor Landing:
4'1" x 2'9" (1.27m x 0.84m)
Doors to bedrooms & shower rooms, storage cupboards, power & lighting.

Bedroom One:
14'9" x 13'1" (4.52m x 3.99m)
Feature wooden beams, Velux window, double panelled radiator, power & lighting.

Shower Room:
4'1" x 3'9" (1.27m x 1.16m)
Corner shower basin with electric shower, W.C., wash hand basin, extractor fan, lighting.

Bedroom Two:
9'2" x 7'3" (2.80m x 2.22m)
Single glazed window to rear aspect, power & lighting.

Shower Room:
6'3" x 4'7" (1.91m x 1.40m)
Corner shower basin with electric shower, vanity unit with inset wash hand basin, W.C., extractor fan, lighting.

Bedroom Three:
8'5" x 5'9" (2.58m x 1.76m)
Single panelled radiator, single glazed window to side aspect, power & lighting.

The Shop:

Approached via UPVC double glazed front door into:

Shop:
15'11" x 13'1" (4.86m x 3.99m)
Power & lighting, smoke alarm, door to workshop.

Workshop:
13'7" x 12'8" (4.16m x 3.88m)
Wooden beams, power & lighting, door to cloakroom, door to outside steps leading to workshop.

Cloakroom:
4'6" x 2'3" (1.39m x 0.71m)
W.C., wash hand basin, lighting.

Pottery Studio:
30'10" x 20'6" (9.41m x 6.27m)
Open plan workshop with power & lighting, door to decorating studio, door to W.C., storage areas, doors to more storage, sink, steps up to manager's accommodation/office.

Storage Room:
13'8" x 11'5" (4.17m x 3.49m)

Storage Room:
17'9" x 15'10" (5.43m x 4.84m)

W.C.:
W.C.

Kitchen:
13'6" x 7'6" (4.14m x 2.31m)
A range of base units, electric oven & hob, worktops, stainless steel sink with drainer unit, space & plumbing for washing machine, UPVC double glazed window to side aspect, space for fridge & freezer, tiled splashbacks, shelving, door to wet room.

Wet Room:
6'7" x 5'7" (2.03m x 1.72m)
Tiled panelling, glass bricks, W.C., vanity unit with wash hand basin, lighting.

Manager's Accommodation/Office:
19'2" x 12'9" (5.85m x 3.90m)
Double glazed window to rear aspect, UPVC double glazed window to side aspect, power & lighting, consumer unit.

Hallway:
28'7" x 2'9" (8.73m x 0.85m)
Leads to storage room & rear access.

Storage Room:
3'3" x 9'0" (1.00m x 2.76m)

Agent's Note:
The established Reckless Designs business is available by separate negotiation, with an extensive range of specialist equipment, machinery, moulds and other business assets included within the sale. Please contact the selling agent for further information regarding the business, full details of the equipment included and the additional purchase price.







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You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form.
Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

Road Map



Hybrid Map



Terrain Map



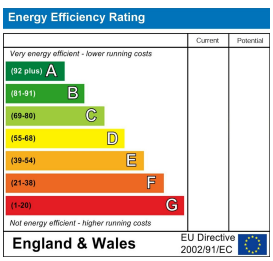
Floor Plan



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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