



Reckless House, 17 Gloucester Road

Coleford, Gloucestershire, GL16 8BH

Guide Price £350,000



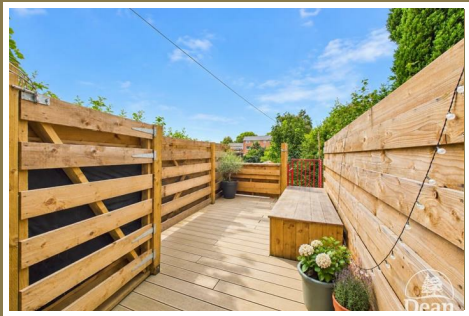
A truly unique & highly versatile mixed-use property, offering the exciting opportunity to acquire a substantial home alongside extensive commercial premises, workshops & storage, with the option to purchase the established Reckless Designs business at an additional cost.

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.



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose.

These details do not constitute any part of any Offer, Contract or Tenancy Agreement.

Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them.

Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

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

Floor 0 Building 1

Floor 1 Building 1

Floor 2 Building 1

Floor 0 Building 2

Floor 1 Building 2

Approximate total area¹⁾
3449 ft²
320.3 m²

Reduced headroom
88 ft²
8.1 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

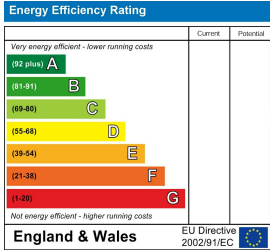
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

