



8 High Street  
Coleford GL16 8HF



STEVE GOOCH  
ESTATE AGENTS | EST 1985

**£299,950**

An IMPRESSIVE GRADE II LISTED FREEHOLD in the HEART OF COLEFORD, this RARELY AVAILABLE PROPERTY presents SIX SPACIOUS OFFICES arranged over THREE FLOORS, complemented by PRIVATE GARDENS and a SUBSTANTIAL STONE-BUILT OUTBUILDING.

Blending period character with practical features, the building showcases Georgian sash windows, original fireplaces and generously proportioned rooms, while benefitting from modern amenities including gas central heating as well as kitchen and wc facilities on each of the three floors.

Currently operating as office accommodation, the property occupies a prime town centre position amongst a mix of established businesses. Its scale opens the door to future residential redevelopment potential, and full planning has been granted for the building to be converted back in to a residential home.





## GROUND FLOOR

### ENTRANCE HALLWAY

27'09 x 3'01 (8.46m x 0.94m)

With stairs to first floor, under-stairs storage and access to all ground floor rooms.

### FRONT OFFICE

12'10 x 13'10 (3.91m x 4.22m)

Spacious room with Georgian-style window overlooking the town.

### HALL/ STORE

4'05 x 5'09 (1.35m x 1.75m)

Positioned between the two offices, with shelving and storage space.

### REAR OFFICE

11'07 x 13'02 (3.53m x 4.01m)

Interlinked with the front office, rear aspect with access through to kitchen.

### KITCHEN

11'06 x 7'01 (3.51m x 2.16m)

Fitted with base units, sink, Velux rooflight and double doors opening onto the garden.

### CLOAKROOM

Modern suite with vanity wash hand basin and WC.

## FIRST FLOOR

### FRONT OFFICE

16'07 x 13'11 (5.05m x 4.24m)

Large office with Georgian-style windows overlooking the town.

### HALL

4'05 x 5'10 (1.35m x 1.78m)

Interlinking lobby providing access between front and rear offices.

### REAR OFFICE

11'06 x 16'09 (3.51m x 5.11m)

Rear aspect with original fireplace and pleasant outlook.

## SECOND FLOOR

### FRONT OFFICE

16'08 x 14'00 (5.08m x 4.27m)

Generous office with sash windows and good natural light.

### HALL

5'10 x 4'05 (1.78m x 1.35m)

Lobby area providing access between front and rear offices.

### REAR OFFICE

13'03 x 11'05 (4.04m x 3.48m)

Rear aspect with Georgian-style window and views.

### KITCHENETTE

6'00 x 3'11 (1.83m x 1.19m)

With sink and storage cupboards.

### CLOAKROOM

5'11 x 4'02 (1.80m x 1.27m)

With wash hand basin and WC.

## OUTSIDE

To the rear, the property enjoys a delightful garden with patio and block paving, stone wall boundaries, shrub borders and outside lighting. A sizeable stone-built outbuilding with power, lighting and windows provides excellent storage or additional workspace.

## SERVICES

Mains Gas, Electricity, Drainage and Water.

## 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

No Business Rates

## LOCAL AUTHORITY

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

## TENURE

Freehold.

## VIEWINGS

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

## DIRECTIONS

From the Coleford office, turn left and go across both zebra crossings and 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)

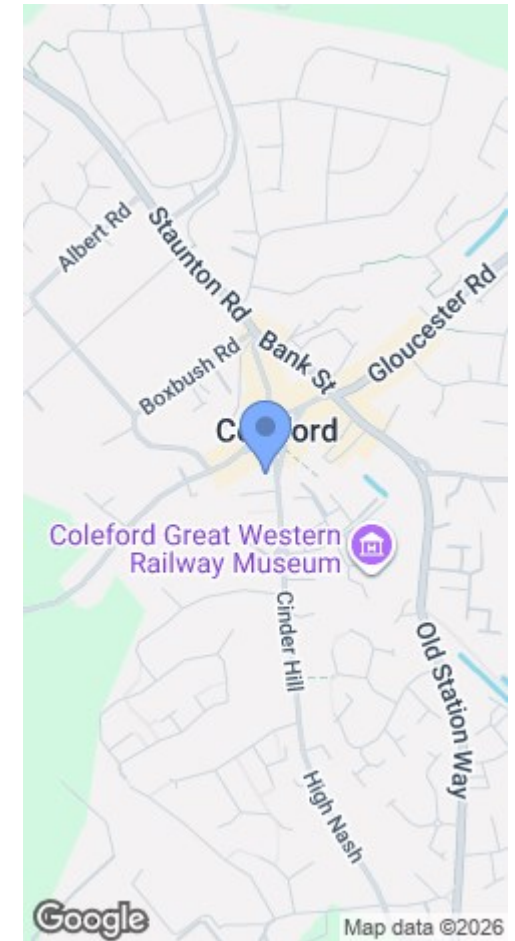
## AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.





Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(91-95) <b>A</b>			(81-91) <b>A</b>		
(81-90) <b>B</b>			(61-80) <b>B</b>		
(61-80) <b>C</b>			(51-60) <b>C</b>		
(51-60) <b>D</b>			(31-50) <b>D</b>		
(31-50) <b>E</b>			(21-30) <b>E</b>		
(21-30) <b>F</b>			(1-20) <b>F</b>		
(1-20) <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC	EU Directive 2002/91/EC

**MISREPRESENTATION DISCLAIMER**

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.



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