



Edenwall

Coalway, Coleford, Gloucestershire, GL16 7HP

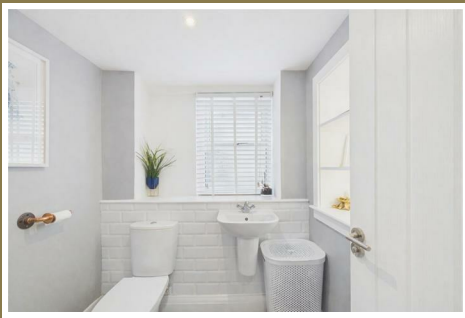
£450,000



A truly stunning cottage that successfully blends stylish modern touches with a warm and traditional feel enviably positioned close to woodland and beautifully refurbished throughout. The accommodation offers a superb family kitchen/snug area featuring a fitted kitchen, breakfast bar and striking inglenook fireplace, alongside a spacious lounge with a further woodburning stove. There is also a separate dining room, which could equally serve as a ground floor fifth bedroom, in addition to a generous cloakroom and welcoming entrance lobby. To the first floor are four bedrooms and a family bathroom. Outside the cottage sits on a fantastic plot with large lawned areas, patio area, summer house and off road parking to the front.

Tucked just outside the heart of Coleford, Coalway is a popular residential village known for its friendly community feel and excellent day-to-day convenience. The area offers a great balance of "close to everything" living while still being surrounded by the woodland and countryside that makes the Forest of Dean so special.

Coalway is well placed for commuting and local travel, with easy access into Coleford for shops, cafés and supermarkets, and straightforward routes towards Lydney, Monmouth and Gloucester. For outdoor lovers, you're never far from scenic dog walks, cycling routes and beautiful forest trails, while families appreciate the range of nearby schooling and amenities.



Approached via wooden panelled door into:

Entrance Lobby:

5'3" x 4'3" (1.61m x 1.31m)

Victorian style tiled flooring, radiator, UPVC double glazed window to the side aspect, coved ceiling, recess ceiling light, BT point, door to the kitchen/family room & snug.

Kitchen/Family Room:

10'7" x 8'5" (3.25m x 2.57m)

Breakfast bar with 3 lamp illumination over, stone pillar walling, base units, worktops, sink unit, UPVC double glazed window with gloss metro tile window sill, laminate flooring, space for dishwasher, electric cooker point, extractor fan and light, wall shelving with lighting, smoke alarm, door to hallway, opening into snug.

Snug:

11'7" x 10'7" (3.54m x 3.23m)

Inglenook fireplace incorporating a woodburner, stone shelf, radiator, UPVC double glazed window, laminate flooring, door to dining room/bedroom five.

Dining Room/Bedroom Five:

11'10" x 10'10" (3.62m x 3.32m)

UPVC double glazed windows to both the side and front aspect, fireplace with wooden mantle, TV point, large radiator, laminate flooring.

Inner Hallway:

8'7" x 3'2" (2.63m x 0.97m)

Cupboard housing the Ideal Logic gas combination boiler, another walk in storage cupboard, radiator, laminate flooring, recess ceiling light, door to lounge & cloakroom.

Lounge:

23'11" x 11'10" (7.31m x 3.63m)

Positioned across the rear of the property with doors to the gardens, views across the lawns, laminate flooring, UPVC double glazed windows, radiators, woodburner with floating oak shelf and stairs to the first floor.

Cloakroom:

5'9" x 4'11" (1.76m x 1.52m)

W.C., wash hand basin, metro gloss tile walling, radiator, UPVC double glazed window, integrated wall shelving with light, co-ordinated wall light, towel rail, patterned flooring.

First Floor Landing:

Airing cupboard with radiator, loft access, power, doors to bedrooms & bathroom.

Bedroom One:

11'11" x 10'0" (3.64m x 3.06m)

Dual aspect UPVC double glazed windows, radiators, built in floor to ceiling wardrobes and cupboards, power & lighting.

Bedroom Two:

11'2" x 10'7" (3.42m x 3.24m)

Front aspect UPVC double glazed window, BT point, fireplace.

Bedroom Three:
8'10" x 8'5" (2.71m x 2.57m)

UPVC double glazed window to rear aspect, radiator, cupboard.

Bedroom Four:
8'5" x 8'1" (2.57m x 2.47m)

Front aspect UPVC double glazed window, radiator, BT point, loft access.

Bathroom:
8'9" x 5'3" (2.67m x 1.62m)

Inset W.C., vanity unit with inset wash hand basin, panelled bath with mixer tap, shower, glass shower screen, tiled walling, heated towel rail, UPVC obscured double glazed window, spotlights.

Outside:

The property is approached via gates to the off-road parking area, wood store, outside light, gate and wall to

courtyard. The side courtyard is an enclosed, private area which in turn leads to the rear gardens.

Courtyard area with brick patio, BBQ area, small trees and shrubs, light, tap and access through to the rear gardens.

The rear gardens are vast and comprise a raised patio area, lawns, shrubs and stone path leading to the lawned area, herbs and fruit bushes, both hedged and fenced boundaries, trees, greenhouse, raised vegetable patches and at the far end of the garden is a vast degree of privacy. There is a fantastic summer house with power & lighting plus a storage room to the side.

Summer House:
8'11" x 8'11" (2.74m x 2.73m)

Power & lighting.

Storage Room:
8'11" x 4'0" (2.72m x 1.23m)



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 Properties – 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



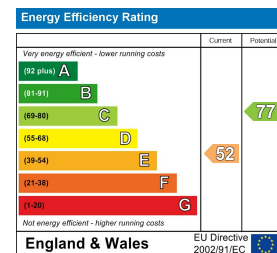
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.