



6 Cinderhill, Coleford, GL16 8HL
£850,000



Rosewarne 6 Cinderhill

Coleford, GL16 8HL

- DETACHED PERIOD RESIDENCE
- POTENTIAL BUILDING PLOTS WITH NECESSARY PLANNING CONSENT
- FIVE RECEPTION ROOMS
- NEAR TO COLEFORD TOWN CENTRE
- LARGE PLOT
- APPROXIMATELY TWO ACRES OF LAND
- FIVE BEDROOMS
- GARAGE & OFF ROAD PARKING
- IMPRESSIVE PROPERTY
- MUST BE VIEWED!

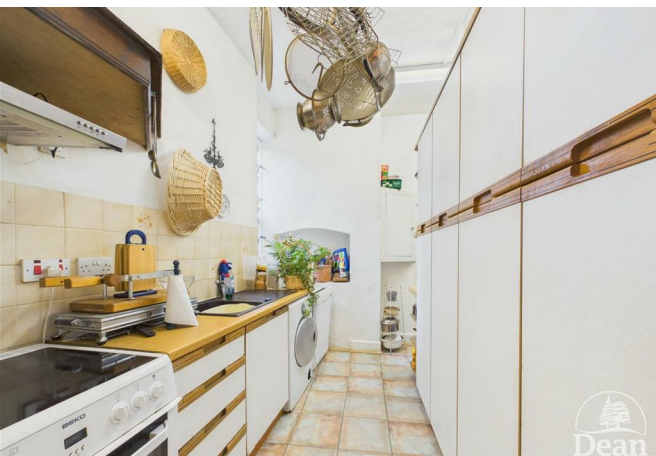
A rare opportunity to acquire an outstanding period residence, offering an abundance of charm, character & original architectural features throughout. Occupying an impressive plot with beautifully established gardens, this substantial family home combines elegant reception rooms with extensive & versatile accommodations, making it perfectly suited to growing families or those seeking a home of distinction.

The property is entered via an extraordinary hallway, where a magnificent galleried landing, sweeping staircase & beautiful period detailing immediately create a striking first impression. The ground floor offers a wealth of versatile living space, including a magnificent lounge featuring an impressive inglenook fireplace, alongside a formal sitting room, separate snug and an elegant dining room ideal for entertaining. The spacious farmhouse-style kitchen complemented by a separate utility room & convenient cloakroom.

The first floor continues to impress with five generous bedrooms, each enjoying its own unique character and outlook, whilst two family bathrooms provide excellent flexibility for modern family living. The accommodation extends further to an attic room, offering an ideal hobby room. Beneath the property lies a substantial basement, providing excellent storage, workshop space and fantastic potential for a variety of uses.

Externally, the home is surrounded by mature gardens & woodlands with a plot of approximately two acres, offering privacy & tranquillity. The impressive façade, beautiful bay windows & traditional architectural features complete this truly remarkable home.

Rich in history and overflowing with original features including exposed beams, leaded windows, decorative fireplaces, parquet flooring and the spectacular galleried hallway, this is an exceptionally rare family residence that offers an unrivalled opportunity to modernise and create one of the area's finest homes while preserving its remarkable heritage.



£850,000



Approached via UPVC double glazed front door into:

Entrance Porch:	4'7" x 4'1" (1.41m x 1.25m)
Kitchen:	21'4" x 11'5" (6.52m x 3.50m)
Inner Porch:	4'1" x 4'1" (1.25m x 1.25m)
Entrance Hallway:	31'11" x 9'6" (9.73m x 2.91m)
Inner Hallway:	5'6" x 2'11" (1.70m x 0.89m)
Utility Room:	14'0" x 6'4" (4.28m x 1.94m)
Snug:	16'8" x 12'2" (5.09m x 3.71m)
Inner Corridor:	5'9" x 5'1" (1.77m x 1.55m)
Office:	11'6" x 9'0" (3.51m x 2.76m)
Sitting Room:	18'8" x 14'0" (5.71m x 4.27m)
Cloakroom:	6'5" x 4'7" (1.98m x 1.41m)



Lounge:	20'8" x 14'6" (6.31m x 4.44m)
Dining Room:	23'3" x 14'11" (7.09m x 4.55m)
Sun Room:	25'11" x 5'7" (7.91m x 1.71m)
Galleried First Floor Landing:	
Bedroom One:	17'2" x 13'7" (5.24m x 4.16m)
Bathroom One:	10'11" x 7'9" (3.34m x 2.38m)
Bedroom Two:	18'7" x 15'10" (5.68m x 4.85m)
Bathroom Two:	7'4" x 4'6" (2.26m x 1.39m)
Bedroom Three:	15'1" x 13'3" (4.60m x 4.06m)
Bedroom Four:	13'1" x 12'2" (4.00m x 3.71m)
Bedroom Five:	11'4" x 9'10" (3.46m x 3.02m)
Attic Room:	16'9" x 12'4" (5.11m x 3.77m)
Outside:	
Basement:	21'11" x 12'0" (6.69m x 3.66m)

Directions





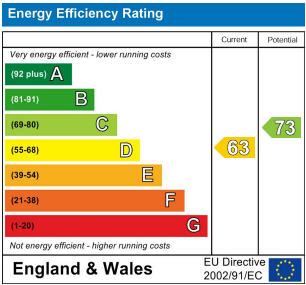
Floor Plans



Location Map



Energy Performance Graph



Viewing

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

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.