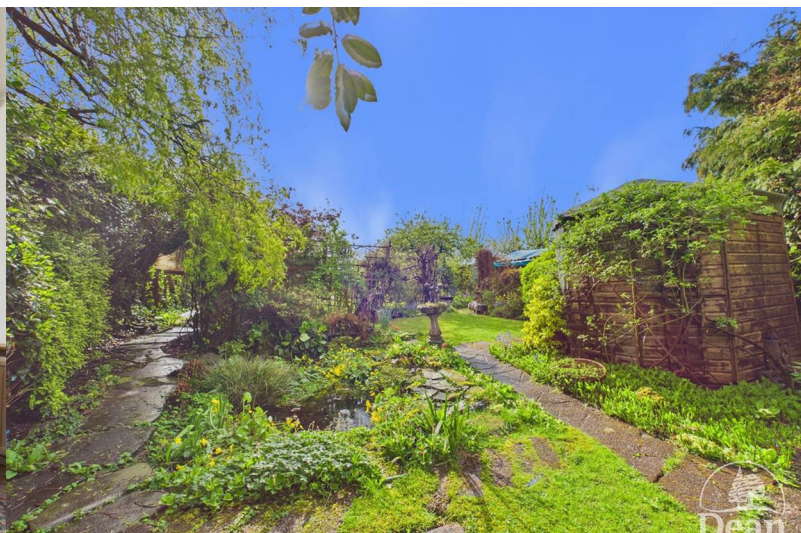




Old Road

Coalway, Coleford, Gloucestershire, GL16 7JJ

£350,000



A charming four bedroom detached cottage believed to date back to the 1800's, offering over 1300 sq ft. of characterful accommodation and a wonderful sense of charm throughout. Occupying a generous plot of approximately 0.17 acres, the grounds are a true highlight, bursting with colour and life with vibrant planting, an abundance of fruit trees, productive garden areas and private lawned spaces to enjoy. Tucked away along a quiet lane in the highly sought after village of Coalway, this delightful home combines period character, generous outdoor space and a peaceful setting in one of the area's most desirable locations.

Coalway is a popular village on the outskirts of Coleford, enjoying a lovely semi-rural feel whilst remaining convenient for everyday amenities. The property is also situated on a very good bus route, taking you throughout the Forest of Dean and into Gloucester and Wales. Surrounded by beautiful Forest of Dean countryside, the area is ideal for those who enjoy walking, cycling and outdoor living, with woodland and scenic routes close by. Coleford town centre is just a short drive away and offers a range of shops, cafés, schools and healthcare services, making Coalway an appealing location for families, professionals and those seeking a quieter pace of life.



Approached via UPVC double glazed door into:

Entrance Porch:
5'4" x 3'3" (1.63m x 1.01m)

Approached via a wooden door into lounge.

Lounge:
14'0" x 12'3" (4.28m x 3.75m)
Double glazed UPVC window to front aspect, power & lighting, doors to kitchen & dining room.

Kitchen:
15'2" x 9'1" (4.64m x 2.79m)
A range of eye level and base units, eye level oven and grill, gas hob with extractor hood above, one & a half stainless steel sink with mixer tap, window to lean to, power & lighting, radiator, integrated fridge/freezer.

Dining Room:
12'3" x 10'5" (3.75m x 3.20m)
Double glazed UPVC window to front aspect, radiator, power & lighting.

Snug:
9'7" x 8'10" (2.93m x 2.70m)
Double glazed UPVC sliding door to rear garden, radiator, power & lighting.

Lean To Sun Room:
15'4" x 9'4" (4.69m x 2.85m)
Door to rear garden, windows, door to cloakroom, power & lighting, space & plumbing for washing machine, stainless steel sink.

Cloakroom:
4'11" x 2'9" (1.51m x 0.84m)
W.C., lighting.

First Floor Landing:
7'4" x 2'9" (2.24m x 0.84m)
Doors to bedrooms & bathroom, loft access, smoke alarm, power & lighting.

Bedroom One:
12'4" x 12'3" (3.77m x 3.74m)
UPVC double glazed window to front aspect, power & lighting, radiator.

Bedroom Two:
12'4" x 10'4" (3.76m x 3.15m)
UPVC double glazed UPVC window to front aspect, radiator, power & lighting

Bedroom Three:
10'1" x 9'8" (3.08m x 2.97m)
Window to rear aspect, power & lighting, radiator.

Bedroom Four:

7'4" x 6'2" (2.25m x 1.90m)

Window to rear aspect, power & lighting, radiator.

Bathroom:

9'1" x 7'3" (2.77m x 2.21m)

UPVC double glazed frosted window, panelled bath with electric shower above, W.C., hand wash basin with wall mounted mirror above, airing cupboard housing the boiler, radiator, lighting.

Outside:

Externally, the property enjoys a charming frontage, set behind attractive wrought iron gates and railings with a pathway leading to the

entrance and a useful gated side driveway providing off road parking and covered access alongside the house. To the rear is a truly beautiful, established garden of generous proportions, mainly laid to lawn and interspersed with stone pathways, mature shrubs, flowering borders and a variety of specimen trees. The garden has a wonderfully private, cottage-style feel, with ornamental features, well-stocked beds and useful outbuildings/store areas, creating a peaceful and picturesque space to enjoy throughout the seasons. The rear end of the garden measures approximately 50ft by 50ft, filled with 20 fruit trees and is food forest style garden.



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



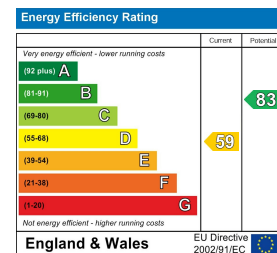
Floor Plan



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.