Dean
ESTATE AGENTS

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Joyford Hill

Nr. Coleford, GL16 7AH

Price Guide £560,000

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An exceptional detached residence extending to over 3,200 sq ft, occupying a generous plot of approximately 1.13 acres, complete with an indoor swimming pool, extensive outbuildings, mature gardens & a paddock, all enjoying far-reaching countryside views.

This spacious & versatile home offers superb family accommodation throughout. The ground floor features a welcoming entrance hallway, an impressive lounge with a striking stone fireplace, dining room, spacious kitchen/breakfast room, utility room, four well proportioned bedrooms & two bathrooms, providing flexible living for families or multi-generational use. The first floor offers further versatile accommodation, including an additional bedroom and extensive eaves storage, making it ideal for guests, hobbies or working from home.

A standout feature is the substantial indoor swimming pool complex, offering excellent leisure & entertaining potential all year round.

Outside, the property is approached via a gated driveway providing ample parking & access to the detached garage & extensive outbuildings. Beautifully maintained gardens surround the home with manicured lawns, mature shrubs, established trees & a variety of seating areas creating a peaceful setting. Beyond the gardens lies a paddock, extending the overall plot to approximately 1.13 acres. Ideal for grazing or recreational use, it benefits from vehicular access via the lower boundary and includes a disused quarry, offering an interesting landscape feature with future potential. The grounds enjoy delightful views across the surrounding countryside, completing this unique lifestyle opportunity.

This is a rare opportunity to acquire a substantial home with exceptional outdoor space, leisure facilities and endless potential in a desirable village setting.







Approached via UPVC double glazed front door into:

Entrance Hallway:
33'7" x 7'10" (10.24m x 2.39m)
Wood-effect flooring, radiator, power & lighting, storage cupboards, stairs to the first floor landing, doors to kitchen/dining room, lounge, dining room, four bedrooms & two bathrooms.

Lounge:
20'0" x 13'2" (6.10m x 4.03m)
Radiators, power & lighting, stone feature fireplace (previously open, now requiring inspection), rear glazed door to the garden, folding doors into the dining room, two double glazed windows to rear & side aspect.

Dining Room:
12'7" x 9'10" (3.84m x 3.02m)
Radiator, power & lighting, built-in storage, rear aspect window.

Kitchen/Dining Room:
27'11" x 10'8" (8.53m x 3.27m)
A range of base, wall & drawer units with black stone-style worktops, single bowl sink with mixer tap, space for a range cooker, dishwasher & American-style fridge/freezer, inset spotlights, radiator, night storage heater, rear door opens to the garden, two windows to front aspect, door to utility room.

Utility Room:
18'9" x 9'10" (5.73m x 3.02m)
Oil fired boiler, plenty of storage, plumbing for appliances, windows to front and side aspect.

Bathroom:
8'1" x 5'10" (2.47m x 1.80m)
Panelled bath, vanity basin, low-level W.C., radiator, partly tiled walls, two frosted windows to front aspect.

Bedroom One:
15'10" x 12'11" (4.85m x 3.96m)
Built-in wardrobes, radiator, power & lighting, window to rear aspect.

Bedroom Two:
15'10" x 10'5" (4.84m x 3.19m)
Built-in wardrobes, radiator, power & lighting, night-storage heater, window to front aspect.

Bedroom Three:
12'11" x 12'9" (3.94m x 3.91m)
Window to rear aspect, radiator, power & lighting.

Bedroom Four:
12'10" x 10'4" (3.93m x 3.16m)
Radiator, power & lighting, window to front aspect.

Bathroom:
9'7" x 8'0" (2.94m x 2.45m)
Panelled bath, separate walk-in mains shower, wash hand basin, W.C., radiator, obscured side window.

First Floor Landing:
Doors to eaves storage, lighting, door to bedroom five.

Bedroom Five:
18'2" x 14'8" (5.54m x 4.49m)
Windows to rear aspect, power & lighting, radiator, door to eaves storage.

Outside:

Externally, the property occupies an impressive and established plot, approached via a sweeping driveway providing extensive off-road parking and access to a substantial detached double garage.

A truly outstanding feature of the property is the large indoor swimming pool complex, enclosed beneath a glazed roof to provide year-round enjoyment. Surrounding the pool is a spacious seating and relaxation area, making it ideal for entertaining family and friends or simply unwinding in complete privacy. This space does need refurbishment.

The gardens continue around the property, offering generous areas of lawn bordered by a wide variety of mature shrubs, flowering plants and specimen trees. The grounds provide an excellent balance of open space and established landscaping, with plenty of room for outdoor seating, recreation and enjoying the peaceful surroundings. The property benefits from a high degree of privacy throughout, while the combination of extensive parking, detached garage and exceptional indoor leisure facilities creates a unique lifestyle opportunity rarely found on the market.

Set within a total plot of approximately 1.13 acres, the property benefits from an adjoining paddock situated beyond the pool house, making it ideal for grazing or a variety of recreational uses. The paddock enjoys separate vehicular access from the lower boundary and also features a disused quarry, providing a distinctive landscape feature with further potential, subject to any necessary consents. From this elevated position, the grounds enjoy delightful views across the surrounding valley and rolling countryside.

Swimming Pool Enclosure:

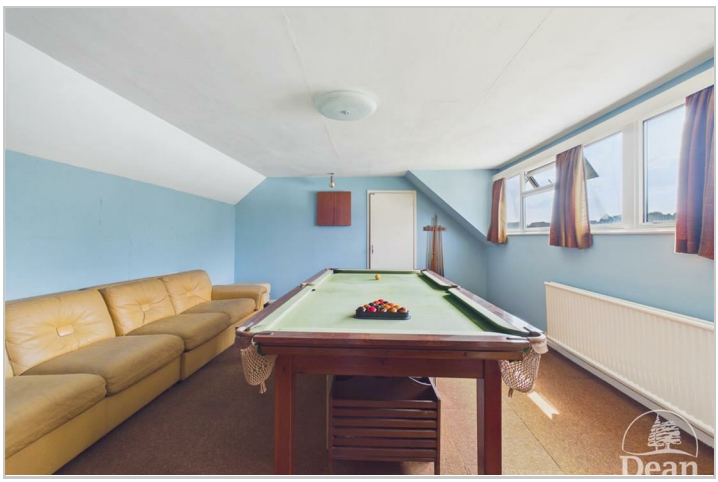
A substantial building housing the 36ft x 18ft heated swimming pool (heated by seperate oil boiler), with changing room. With huge potential to create an impressive leisure suite.

Garage:

19'3" x 22'1" (5.89m x 6.74m)









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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.

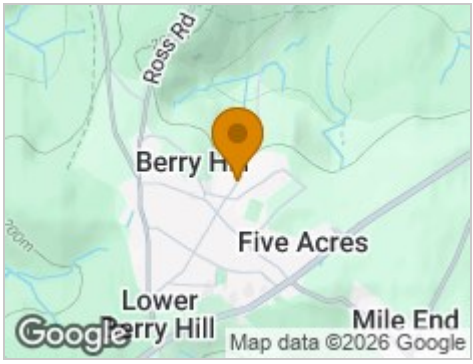
Road Map



Hybrid Map



Terrain Map



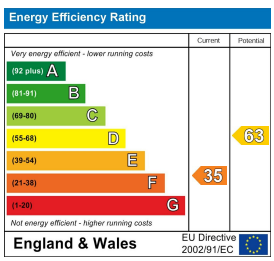
Floor Plan



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



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