



Newland

Coleford, Gloucestershire, GL16 8NP

£400,000



A charming & characterful period home, believed to date back to 1688, offering an abundance of original features, generous accommodation & a delightful established garden.

From the moment you enter, the property displays a wealth of traditional charm, with exposed timbers, feature fireplaces, attractive leaded-light windows & original characterful stonework combining to create a home full of warmth and individuality.

The ground floor offers spacious & versatile accommodation, with a generous lounge featuring a large window and striking stone fireplace. A separate dining room provides an excellent space for entertaining whilst retaining plenty of period charm. The characterful kitchen features timber units, a Belfast-style sink, range-style cooker, exposed beams & stone flooring, with ample space for dining. A useful utility room & separate cloakroom complete the ground floor.

To the first floor are three bedrooms, together with the unusual & highly versatile addition of a separate sitting room, ideal as a snug or office. The bedrooms are well proportioned and continue the property's traditional feel, with attractive windows providing plenty of natural light. The family bathroom is particularly spacious & fitted with a roll top bath & separate shower enclosure.

Outside, the property enjoys a delightful rear garden, offering a wonderfully private and peaceful setting. Mature trees, shrubs and climbing plants create an abundance of greenery, complemented by areas of lawn, traditional stone boundaries and pathways leading through to a secluded seating area.

Newland is a picturesque & highly sought-after village in the heart of the Forest of Dean, renowned for its historic charm, beautiful countryside & impressive All Saints Church, known as the Cathedral of the Forest. The village boasts a thriving social community, welcoming atmosphere & an award-winning pub, all surrounded by beautiful countryside & scenic walks,.



Approached via front door into:

Sitting Room:

18'7" x 15'0" (5.68m x 4.59m)

Windows to side & front aspect, open fireplace, power & lighting, flagstone flooring, TV point, radiator, doorway to dining room, stairs to first floor landing.

Dining Room:

15'6" x 11'2" (4.74m x 3.42m)

Window to front aspect, power & lighting, radiator, door to kitchen, exposed feature fireplace.

Kitchen:

17'3" x 13'1" (5.27m x 3.99m)

A range of base units, ceramic sink with mixer tap, electric Rangemaster with extractor hood above, dual aspect windows, radiator, space for fridge, space for dishwasher. flagstone flooring, door to rear hallway.

Rear Hallway:

Stairs leading to the utility room, door to rear garden.

Utility Room:

11'11" x 5'7" (3.65m x 1.71m)

Boiler, space & plumbing for washing machine, power & lighting, door to cloakroom.

Cloakroom:

4'11" x 2'10" (1.50m x 0.88m)

W.C., hand wash basin, lighting.

First Floor Landing:

3'2" x 2'7" (0.99m x 0.79m)

Doors to bedroom one & upstairs sitting room.

Bedroom One:

10'8" x 10'3" (3.27m x 3.14m)

Window to side aspect, power & lighting, radiator.

Upstairs Sitting Room:

15'5" x 11'1" (4.72m x 3.39m)

Window to front aspect, radiator, power & lighting, door to bedroom two, bedroom three & bathroom, feature fireplace.

Bedroom Two:

13'0" x 8'5" (3.97m x 2.57m)

Radiator, window to front aspect, built in wardrobes, power & lighting.

Bedroom Three:

12'5" x 8'1" (3.80m x 2.48m)

Radiator, window to side aspect, power & lighting.

Bathroom:

9'10" x 8'3" (3.02m x 2.54m)

Walk in cubicle with spa shower, roll-top bath,

window to side aspect, lighting, W.C., hand wash basin.

Outside:

Outside, the property enjoys a private and tranquil garden, predominantly laid to lawn and surrounded by an abundance of mature shrubs, established planting and attractive stone walling, creating a wonderfully secluded setting. A charming patio seating area provides the perfect spot for outdoor furniture, relaxing and entertaining while enjoying the peaceful surroundings. Further benefits include side access, a garage and useful outbuilding/storage, completing this delightful and characterful outdoor space.

Garage:

16'7" x 12'4" (5.06m x 3.77m)

Barn doors, power & lighting.



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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



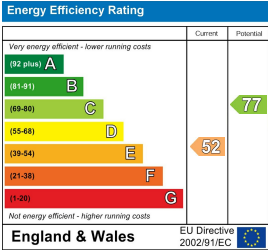
Floor Plan



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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