



Bromley Road

Ellwood, Coleford, Gloucestershire, GL16 7LY

£425,000



A well presented three bedroom attached cottage, set on a generous plot of approximately 1/5 of an acre and benefitting from a charming one bedroom self-contained annexe. Full of character and charm, this characterful cottage offers a lovely feel throughout whilst providing versatile accommodation ideal for families, multi-generational living, guest accommodation or potential holiday let use (subject to any necessary consents).

The main residence comprises three well-proportioned double bedrooms, a spacious lounge/dining room, a well-appointed kitchen, rear hall/utility area, cloakroom with shower facilities and a separate family bathroom. Character features throughout enhance the property's warmth and appeal.

The self-contained annexe offers flexible additional accommodation, comprising an open-plan living space, separate bedroom and bathroom, making it ideal for extended family members, guests or supplementary income opportunities.

Outside, the property enjoys extensive gardens with a large summerhouse, creating the perfect space for entertaining and relaxing during the warmer months. Further benefits include woodland views and ample off-road parking.



Approached via a UPVC double glazed door into:

Entrance Porch:

2'6 x 3'5 (0.76m x 1.04m)

With tongue and groove wall cladding and glazed wooden door into:

Lounge/Dining Room:

11'10 x 24'9 (3.61m x 7.54m)

Two Upvc double glazed windows to front aspect, stone fireplace incorporating wood-burner with tiled hearth and wooden mantle; exposed stone walls, wall lights, ceiling spotlights, bamboo floor, power points, single and double panelled radiators and thermostat for central heating.

Kitchen:

10 x 10'7 (3.05m x 3.23m)

Range of base and eye level units, drawers, rolled edge worktop surfaces with tiled splash-backs, one and a half bowl single drainer sink unit with mixer tap, integrated electric oven, four ring hob with extractor hood, space for dishwasher, ceiling spotlights, tiled flooring, tongue and groove clad ceiling, Upvc double glazed window to side aspect and opening to:

Rear Hall/Utility Room:

6'6 x 15'6 (1.98m x 4.72m)

Stairs to first floor, quarry tiled flooring, plumbing for automatic washing machine, central heating timer controls, power points, under-stairs storage cupboard, vaulted ceiling with roof light, ceiling spotlights, Upvc double glazed window to side aspect and Upvc double glazed door giving access to the garden.

Cloakroom/Shower Room:

2'9 x 7'1 (0.84m x 2.16m)

With W.C, wash hand basin, shower cubicle, tiled walls, quarry tiled flooring and Upvc double glazed obscured window to side aspect.

From the rear hall/utility room, stairs lead to first floor landing:

First Floor Landing:

Access into loft space, power points, double radiator and wooden thumb-latch door to:

Bedroom One:

13'3 x 11'6 (4.04m x 3.51m)

UPVC double glazed window to front aspect, double radiator, power points, wall light points, access to roof space and double glazed sealed unit window to rear aspect enjoying views over woodland.

Bedroom Two:

12'7 x 11'7 (3.84m x 3.53m)

UPVC double glazed window to front aspect, exposed stone walls and ceiling timbers, radiator, power points and access to roof space.

Bedroom Three:

11'11 x 11'8 (3.63m x 3.56m)

UPVC double glazed window to front aspect, double radiator and power points.

Study/Dressing Room:

6'7 x 5 (2.01m x 1.52m)

Velux roof light, exposed ceiling timber, single radiator and power point.

Bathroom:

6'7 x 5'6 (2.01m x 1.68m)

White suite comprising W.C, pedestal wash hand basin, bath with mixer tap shower attachment, radiator, exposed ceiling timber and stone wall, tongue and groove cladding and Velux roof light.

Outside:

A paved pathway from the rear door leads to:

Attached Annexe:

Open-Plan Lounge/Diner/Kitchen:

16'9 x 11'8 (5.11m x 3.56m)

Range of base units, wall unit, rolled edge worktop surfaces, single drainer sink unit, space for cooker, extractor hood, space for fridge, double radiator, power points, ceiling lights, wood laminate flooring, UPVC double glazed French style doors to front aspect and sold timber door to:

Bedroom:

7'8 x 9'6 (2.34m x 2.90m)

UPVC double glazed obscured window to front aspect, double radiator, power points, laminate flooring, Velux style roof light and opening into:

Walk-in Wardrobe:

With hanging rail, shelving, single radiator and bi-folding door into:

Annexe Bathroom:

4'10 x 4'5 (1.47m x 1.35m)

With W.C, pedestal wash hand basin, quadrant shower cubicle with Mira shower; extractor fan, laminate flooring and Upvc double glazed obscured window to rear aspect.

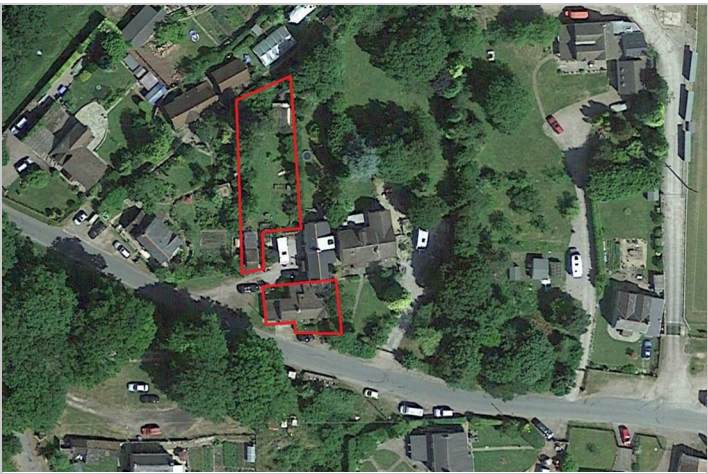
Outside:

To the front of the property there is off-road parking for two vehicles, with a further parking area located to the side. A gated entrance leads into a low-maintenance front garden, predominantly laid to patio with established shrub borders. The property benefits from an external oil-fired boiler.

The main garden is accessed via gated access and enjoys a wonderful private feel. A pathway leads through the garden to a large laid-to-lawn area with a variety of mature flower and shrub borders, pond and chicken coop. Further benefits include outside power, a useful workshop/garage and a substantial summerhouse complete with power, lighting and water supply, making it an ideal space for entertaining, hobbies or home working.

Agents Note:

The neighboring property benefits from a right of access to the rear via the pathway between the house and the garden. The garden is located separately from the main dwelling.



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Road Map



Hybrid Map



Terrain Map



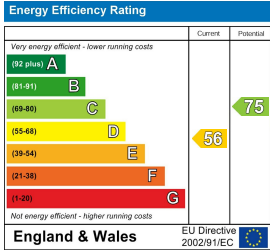
Floor Plan



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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