



# BROADWELL

Guide price **£375,000**





# 12 POOLWAY ROAD

Coleford, Gloucestershire GL16 7BE



Charming two bedroom cottage  
Off road parking  
Generous sized garden

This charming detached cottage sits on the edge of Coleford town, and offers a wealth of character features throughout. The accommodation comprises two double bedrooms and a family bathroom to the first floor, with a cosy living room, dining room and well-appointed kitchen to the ground floor.

The gardens are beautifully maintained, with off road parking and a very useful detached outbuilding, currently serving as a home office.

Situated just on the outskirts of Coleford, the property offers easy access to the town centre and all of its amenities, including a range of local independent shops, cafes and pubs, as well as schools and sports facilities. There is a huge array of stunning woodland walks on offer very nearby.



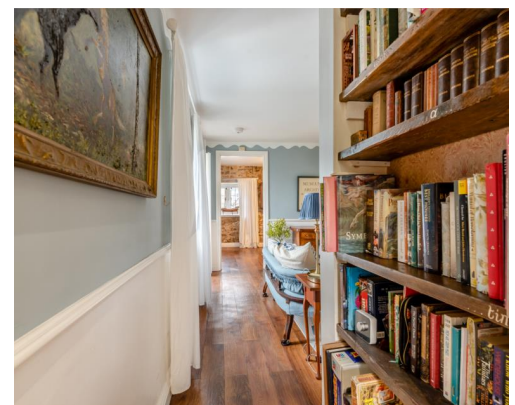


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### KEY FEATURES

- Detached two-bedroom cottage
- Beautifully appointed throughout, character features
- Well maintained gardens with useful outbuildings
- Driveway with off road parking
- Sought after location
- Great access to amenities and woodland walks





# STEP INSIDE

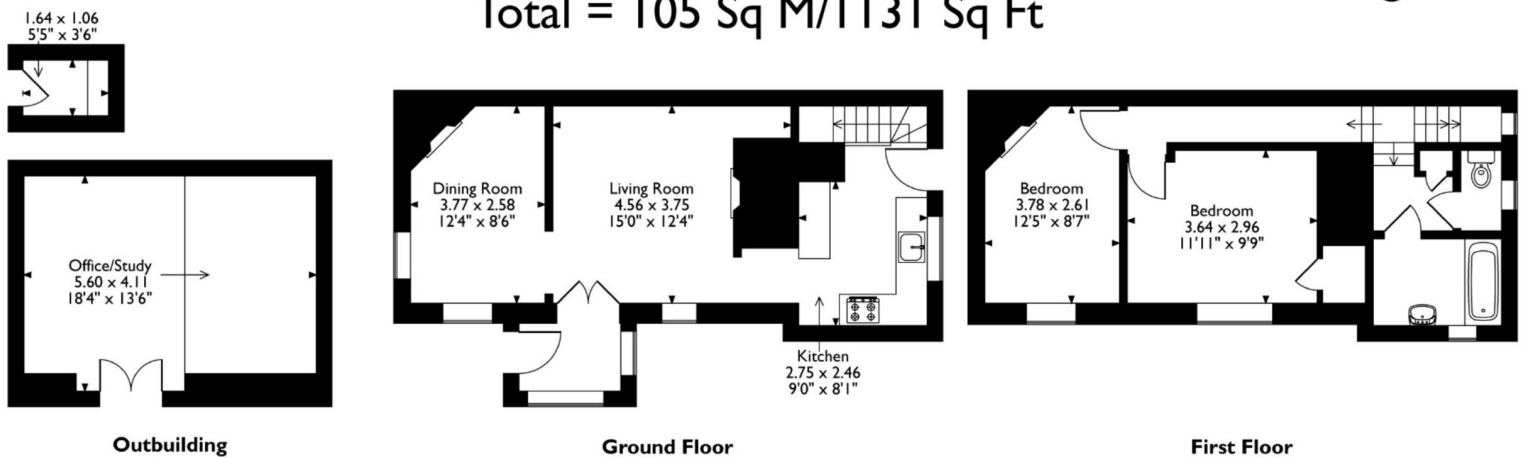


Step through the entrance porch and into a beautifully finished living room with its period aesthetic, and a cozy log burner serving as the heart of the room. A window offers a picturesque view of the front garden, enhancing the room's inviting ambiance.

A small inner passageway with fitted bookshelves leads into a delightful cottage-style kitchen, with a pleasant outlook over the garden, and featuring ample storage cabinets and work surfaces with integrated oven with 4 ring gas hob above and sink.

From the living room, enter a light and airy dining room, which exudes character with its charming exposed stone wall, floorboards, attractive wall panelling and a feature fireplace.

Approximate Gross Internal Area  
 Main House = 80 Sq M/861 Sq Ft  
 Outbuildings = 25 Sq M/270 Sq Ft  
 Total = 105 Sq M/1131 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

To the first floor, you'll find two spacious double bedrooms, each with windows that provide stunning views of the garden. The principal bedroom includes a very useful storage cupboard, and the second features an electric fire set in front of original fireplace.

The family bathroom is stylish and beautifully appointed, with white tiling to the walls, bath and bowl style washbasin set atop a freestanding vanity unit with storage cupboards. There is a separate W.C located next to the bathroom.



# STEP OUTSIDE



The property enjoys a well maintained garden to the front and side, comprising an area of flat lawn with a beautiful selection of shrubs, plants and a scattering of fruit trees. A vegetable garden is also here perfect for keen gardeners. There is a gravelled area to the side of the house offering a lovely private spot for a table and chairs, perfect for a morning coffee. There is a gated driveway with parking for three vehicles, and a small summer house looking out over the gardens.

One of the key features of this property is an incredible stone outbuilding currently serving as a home office, and featuring stone walls and flooring, a woodburning stove and double doors leading outside. This outbuilding offers a huge range of other potential uses, from a music room, hobbies space, additional guest accommodation and much more.

## INFORMATION

Postcode: GL16 7BE

Tenure: Freehold

Tax Band: C

Heating: Gas

Drainage: Private

EPC: E







## DIRECTIONS

From the Clocktower in Coleford town centre head down the Market Place taking a right turn at the traffic lights onto the B4228 (Old Station Way) follow the road and take the left turn onto Tufthorn Avenue continue onto station road where you will take a right left onto Edenwall Road. Follow the road down and you will find the property on your right-hand side.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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