



PARKEND

Guide price **£870,000**



EDALE HOUSE

Folly Road, Parkend, Lydney, Gloucestershire GL15 4JF



Period packed detached property
Nine bedrooms
Off road parking

A Georgian style, Nine Bedroom (Eight en-suite) residence, currently utilised as a successful Six Bedroom Guest House. The domestic side of Edale offers spacious self contained Three Bedroom accommodation. The property has been decorated and maintained to a high standard with a host of original features to include fireplaces, historic Safe, grand staircase and high ceilings. Externally Edale benefits from a large driveway to the front providing parking for several vehicles and large, level gardens to the rear with extra parking and secure bike shed. Although the current situation is suited to a Guest House, Edale's circa 34 rooms offer plenty of scope for further opportunities, i.e large family home, dual family living, Airbnb, care in the community etc. The possibilities are truly endless!



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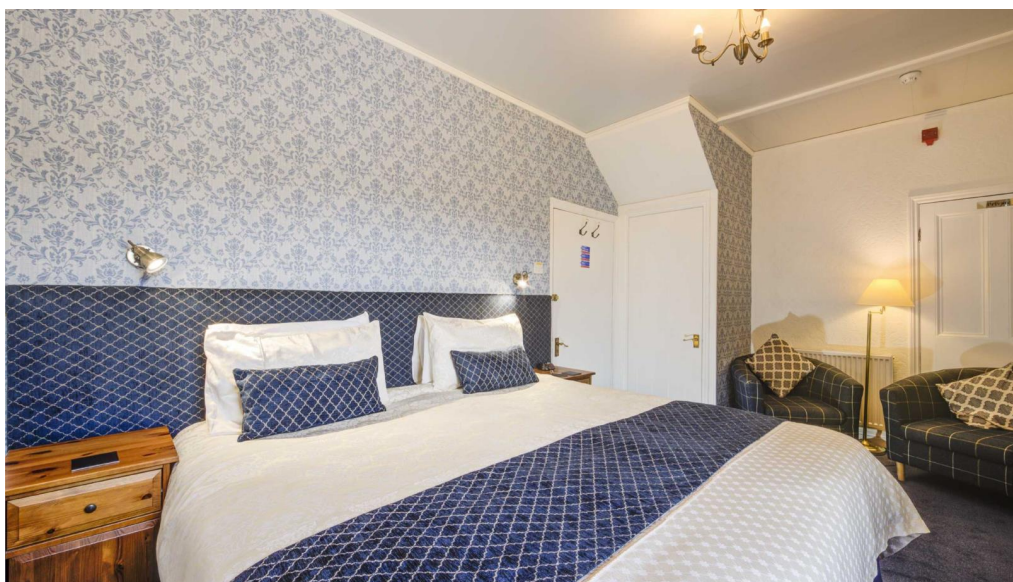


KEY FEATURES

- Nine bedrooms, eight with ensuite
- Six reception rooms
- Period features throughout
- Rural village setting
- Off road parking for multiple vehicles
- Large rear garden, backs onto cycle trail



STEP INSIDE



ENTRANCE PORCH / BOOT ROO,

Wash hand basin, window, recently installed Duty Point Break Tank 750L

MAIL HALLWAY / RECEPTION AREA

Under stairs cupboard. Carpet, Reception desk, radiator - main stairs to 1st floor.

GUEST ROOM ONE

Carpet, radiator, Window to front, Built in wardrobe. En-suite: Tiling to floor and walls, 3 piece suite to include shower, Toilet and basin, built in vanity draws bellow basin, radiator and extractor fan.

SECONDARY ENTRANCE / BAR AREA

Bespoke Built in storage, Velux, window & Door to front, radiator.

GUEST ROOM TWO

Carpet, radiator window to front. En-suite: Tiling to floor and walls, 3 piece suite to include shower, Toilet and basin Radiator, Velux window.

GUEST LOUNGE

Carpet, 2 radiators, window to side, feature fireplace with log burner, built in shelves/cupboards.

DINING ROOM

French windows to pleasant Courtyard, space for circa 6 tables, carpet, radiator, under stairs cupboard, enclosed stairs to private bedrooms. Agents Notes: A pleasant court is accessed via the French windows.

KITCHEN / BREAKFAST ROOM

Fitted at wall and base level with ample workspace and storage - Open plan Breakfast bar, Boiler tap, Dish washer, x2 integrated under counter fridges, 1 under counter freezer, Under units lighting, Gas range cooker with extractor, marble effect splash backs with hard wood effect work tops.

UTILITY ROOM

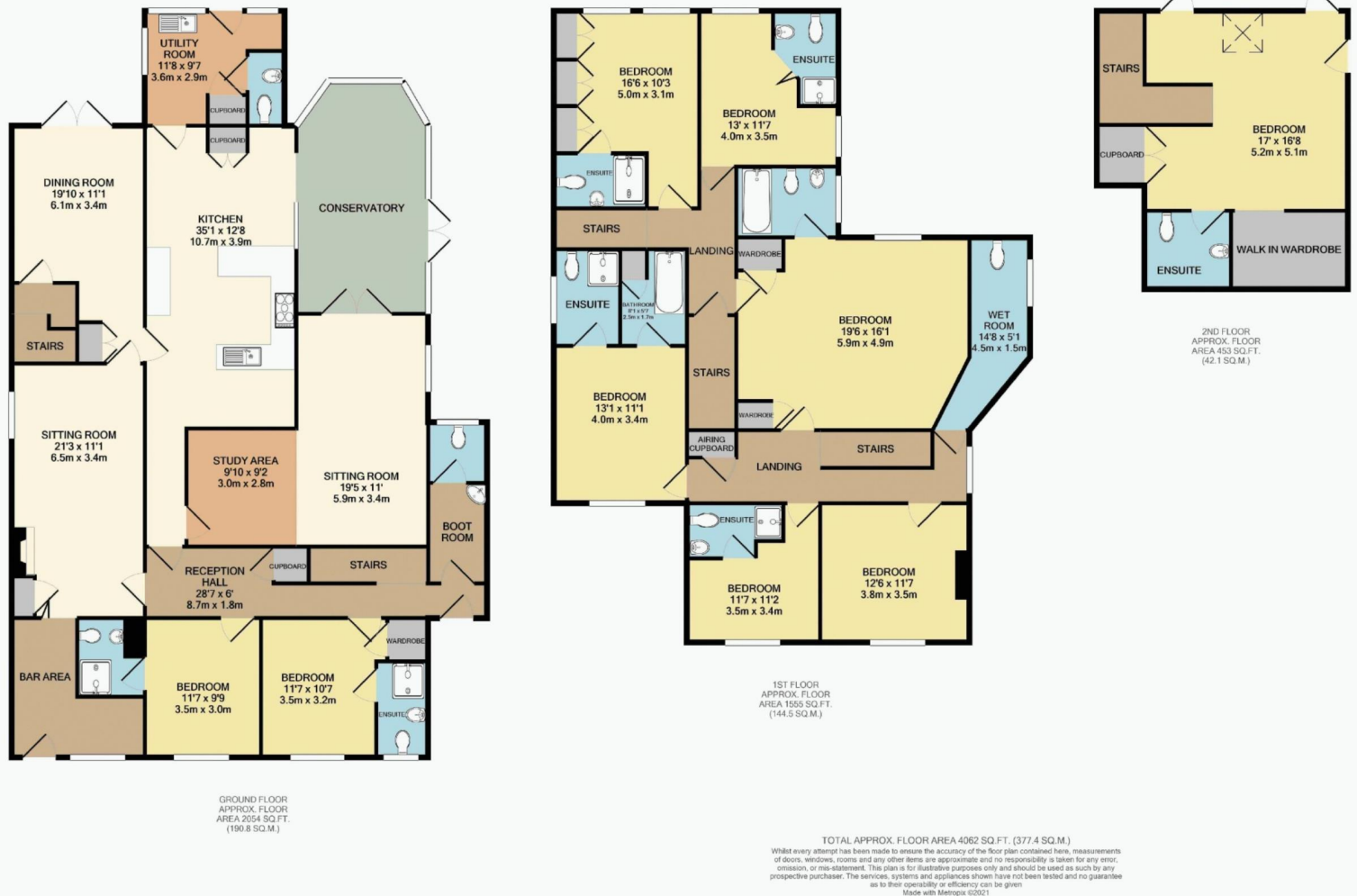
Boiler, fitted cupboards at base level, Washing machine, fridge freezer, 3 windows and door to rear garden. - Down stairs w/c: Basin, toilet.

GARDEN ROOM / CONSERVATORY

Tile floor, 2 velux windows, doors to patio area and 3 radiators.

LOUNGE

Feature fireplace with log burner, window, and composite wood effect floor and 2 radiators.



MAIN LANDING

Carpet, loft access, lower-level window and radiator.

GUEST ROOM 3

Carpet radiator window to front. Private bathroom across the landing: Wet room with tiled floor and splash backs, shower, toilet and Basin, heated towel rail extractor fan and window.

GUEST ROOM 4

Carpet, window to front, radiator. En-suite: 3 piece suite to include shower, Toilet, basin, Radiator and LED motion sensitive mirror.

GUEST ROOM 5

Carpet, window to front, radiator. En-suite Bathroom: Bath and Cupboard. En-suite Shower room: 3 piece suite to include shower, Toilet, basin, Radiator and LED motion sensitive mirror, Extractor and window.

GUEST ROOM 6

Carpet, built in cupboards Window to rear. En-suite: 3 piece suite to include shower over bath, Toilet, basin, Radiator, Extractor and LED motion sensitive mirror and window. AGENTS NOTES: the resident's side of the property can be accessed via doorway in room 6 but is currently secured for obvious reasons.

Secondary stairs to RESIDENTS BEDROOMS

Access to resident's accommodation.

PRINCIPAL BEDROOM

Carpet, Built in wardrobes, 2 windows looking over rear gardens. Ensuite: 3 piece suite to include shower, toilet, basin, heated towel rail and LED motion sensitive mirror.

BEDROOM 2

Carpet, Built in wardrobes, dual aspect windows. En-suite: 3 piece suite to include shower, toilet, basin, heated towel rail and LED motion sensitive mirror.

ATTIC ROOM

Carpet, velux to rear, exposed feature timbers, dressing room. En-suite: Basin with vanity cupboard and Toilet.

STEP OUTSIDE



Gravel driveway to front (Circa 6 vehicle spaces). Large level patio area leading to lawn with mature shrubs either side and two garden sheds. Towards the end of the garden you will find a purpose built secure bike work shop with dedicated bicycle washing area, raised patio area and Oil tank. Note the property benefits from access onto a no through road to its rear with secure parking for 1 vehicle.

INFORMATION

Postcode: GL15 4JF
Tenure: Freehold
Tax Band: A
Heating: Oil
Drainage: Mains
EPC: D





DIRECTIONS

What3Words - [///embedded.cold.roadways](https://www.what3words.com/#!/embedded/cold.roadways)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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