



## Quarry House, 67 Park Road

Berry Hill, Coleford, Gloucestershire, GL16 7AG

Offers In The Region Of £490,000



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\*\*\*VIRTUAL TOUR AVAILABLE\*\*\*VIEWING HIGHLY RECOMMENDED\*\*\* Set within the most super gardens including a stable block and vast decking area, is this 4 bedroom detached period 1600's cottage style property. Accessed via a private drive, the property offers tremendous attractions for various use, including those that require level grounds with outbuildings, space and privacy. The gardens are a main feature of this property and will suit those looking for an outdoor lifestyle, families needing space and maybe those looking to make good use of grounds for horticultural purposes. Must be viewed as a drive-by will not avail you of the stunning, overall features of this detached home.



The property is approached via a wooden glazed door into:

#### Utility Room:

Range of base and eye level units, rolled edge worktop surfaces, single drainer sink unit with mixer tap, plumbing for automatic washing machine, space for fridge, radiator, wooden glazed windows to rear aspect and step up to cloakroom.

#### Cloakroom:

W.C., vanity wash hand basin, heated towel rail and aqua panel walls.

#### Kitchen/Dining Room:

Range of base and eye level units, drawers, open-end display units, wine and plate rack, rolled edge worktop surfaces with tiled splash-backs, single drainer sink unit with mixer tap, extractor hood, space and plumbing for American style fridge/freezer, laminate flooring, UPVC double glazed window to side aspect, UPVC double glazed window to front overlooking the garden and step to dining area.

#### Dining Area:

Two UPVC double glazed windows to front and side aspects, laminate flooring and two double radiators.

#### Lounge:

Rear aspect with UPVC double glazed sliding patio doors to garden, UPVC double glazed window to side aspect overlooking the garden, fireplace with stone walls, hearth and wood-burner, exposed ceiling beams and double radiator.

#### Inner Hallway:

Stairs to first floor, double panelled radiator, laminate flooring, exposed ceiling beams and UPVC double glazed window to rear aspect.

#### Sitting Room:

Front aspect with UPVC double glazed window overlooking the garden, double radiator, exposed stone walls, coved ceiling and fireplace incorporating pebble effect electric fire.

#### First Floor Landing:

Doors to bedrooms and bathroom and stairs to second floor.

#### Bedroom Two:

Front aspect with UPVC double glazed window overlooking the garden, fitted cupboard and radiator.

#### Bedroom Three:

Front aspect with UPVC double glazed window overlooking the garden, radiator and coved ceiling.

#### Bedroom Four:

Rear aspect with UPVC double glazed window, radiator and two fitted cupboards, one housing the Worcester gas fired combi boiler.

#### Bathroom:

White suite comprising low-level W.C, pedestal wash hand basin with base and wall vanity units and lighting, Jacuzzi and spa bath, shower cubicle, tiled walls with patterned border, shaver point, ladder radiator, ceiling spotlights, storage cupboard and UPVC double glazed obscured window to front aspect.

From the first floor landing is a turned staircase leading to:

#### Master Bedroom:

Double glazed Velux roof window to rear aspect, UPVC double glazed window overlooking the garden, double radiator and ceiling spotlights.

#### En-suite:

White suite comprising low-level W.C, wash hand basin, corner Jacuzzi and spa bath with tiled surround, ladder radiator and UPVC double glazed window to front aspect.

#### Outside:

The property is approached via a private track, leading directly into the off road, private parking area. One will find outside security lighting,

external double power point, tap and space for numerous vehicles

Access to the rear gardens can be found either side of the house, via gates.

The rear gardens are vast and comprise an immediate decking area from the house, lawned gardens, shed with power, external double power point. The lower area of the gardens host the stables, which comprise 2 separate rooms and to the side, a further wooden decked area for seating. There are fenced and hedged boundaries, trees, shrubs and outside lighting. This property must be viewed to appreciate the outside space alone.

#### Agents Note:

There has previously been planning granted for a four bedroom detached house in the grounds.



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## Road Map



## Hybrid Map



## Terrain Map



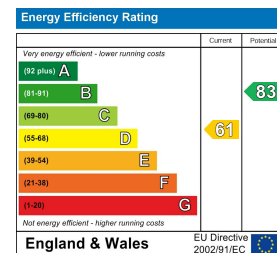
## Floor Plan



## 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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