

# Park View, Coleford, BA3 5NQ

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£550,000 Freehold

A substantial, three-bedroom family home situated on a private and elevated plot in the beautiful village of Coleford, with detached studio/annexe.

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## £550,000 Freehold

### DESCRIPTION

Situated on an elevated plot within the historic mining village of Coleford, is this substantial, three-bedroom detached family home.

This fabulous property is approached via a gated driveway which provides secure parking for several vehicles. This driveway leads up to the side and rear of the property and the studio/workshop.

You enter the home into a welcoming entrance hallway which provides access into the separate family room, lounge and kitchen. Stairs from here ascend to the first floor. The family room is at the front of the property and is dual aspect. There is a lovely feature fireplace with brick surround and wooden mantle, a lovely focal point for the room. The main lounge/second reception room is opposite, also at the front of the property, and is a very generous size. This room also benefits from an almost identical feature fireplace, with the addition of built in storage either side. A window to the front, allows for plenty of natural light to flow into the room. This room opens into the family dining area. The open plan kitchen/diner is situated toward the back of the property and is a wonderful size. There are a range of wall and base units and wooden worktops, providing plenty of storage and preparation space, as well as further space for a large freestanding oven. The kitchen also has stylish subway style tiling, a Belfast sink and a pantry cupboard. The layout of the kitchen/dining area is perfect for a family/social gathering. French doors from here open onto the garden.

Just off the kitchen is a useful utility room with space for a freestanding washing machine. There is a base unit, and additional worktop space. There is access to a downstairs w.c. with wash hand basin and a side door leads outside.

On the first floor you are welcomed onto a landing which leads through to each of the bedrooms and family bathroom. Bedroom one is a great size double bedroom with exposed wooden floors and generous built-in storage cupboards. Bedroom two is a similar size double bedroom with plenty of space for a large bed and additional furnishings. Bedroom three is a smaller double, or very large single bedroom. Finally, there is a small room – office/bedroom 4.



The family bathroom is spacious and stylish, comprising a three-piece suite including bath with shower over, w.c., and wash hand basin. Our vendors have improved the aesthetic by adding grey wooden panelling in this room.

### OUTSIDE

This charming family home offers ample off-road parking and a good sized, and fully enclosed, rear garden which lies predominantly to the back of the house, but also wraps around the front, providing two lawned areas, perfect for children to play in and for pets to enjoy. To the rear, the larger lawned area backs onto open fields and enjoys fabulous views across neighbouring fields. To the side of the house is a useful shed ideal for garden tools.

There are various walking routes right on the doorstep and amenities are very close by.

### ANNEXE/STUDIO

Detached from the main house to the rear, is an annexe/studio with w.c., kitchenette with inset steel sink and built-in storage. Historically, this was a garage, but this has since been lovingly converted into additional accommodation. Currently utilised as a home office, this room can suit a variety of needs and could be ideal for multi-generational living or as an Airbnb.

### ADDITIONAL INFORMATION

Mains gas central heating. All main services are connected.

### LOCATION

This quiet village is located in the heart of Somerset, approximately six miles from the lively market town of Frome, a bus route connects Coleford with Frome, Radstock, Midsomer Norton and Bath. Shepton Mallet, Glastonbury and Wells are within easy reach. The community minded village of Coleford offers a public house, a convenience store, chemist, a primary school, a surgery and two churches. There are Secondary schools in Midsomer Norton, Radstock or Frome. There are plenty of well signed footpaths surrounding the village.







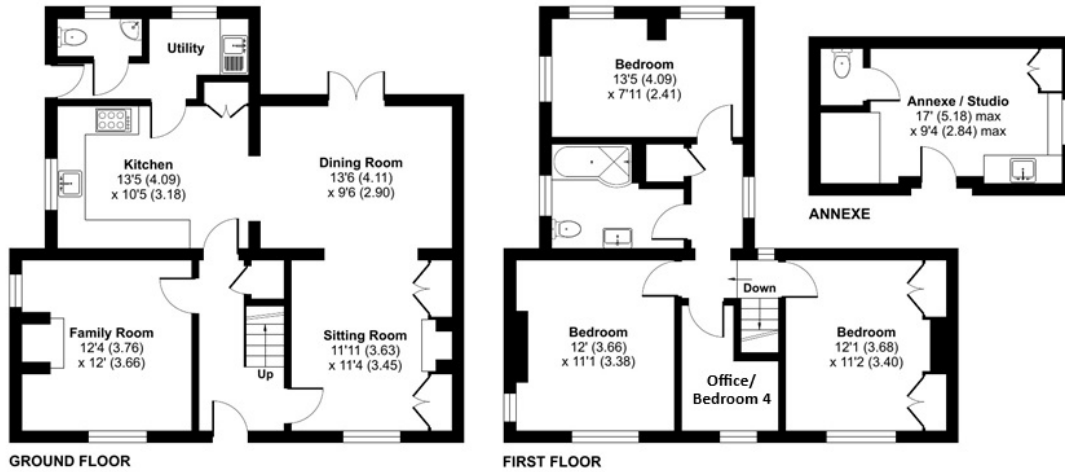
# Church Street, Radstock, BA3

Approximate Area = 1343 sq ft / 124.7 sq m

Annexe = 159 sq ft / 14.8 sq m

Total = 1502 sq ft / 139.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©vriethecom 2024. Produced for Cooper and Tanner. REF: 1174287



## FROME OFFICE

Telephone 01373 455060

6 The Bridge, Frome, Somerset, BA11 1AR

[frome@cooperandtanner.co.uk](mailto:frome@cooperandtanner.co.uk)

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