

# 21 Newbury Cottages,

Coleford, BA3 5RU

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## Guide Price £285,000 Freehold

Situated within a beautiful, rural village location is this charming two-bedroom mid terrace period cottage offering two double bedrooms, lounge with a wood burner, kitchen/diner and off-road parking for two vehicles. This home offers an abundance of character and charm, whilst being only a stone's throw away from beautiful, nearby walking routes.

# 21 Newbury Cottages, Coleford, BA3 5RU

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## DESCRIPTION

21 Newbury Cottages is a beautifully presented mid-terrace stone cottage, brimming with character and enjoying a wonderful outlook over the surrounding countryside. The property offers well-proportioned accommodation arranged over two floors, complemented by attractive gardens and the benefit of off-road parking.

You are welcomed into the home via a quaint porch, perfect for coats and boots, which leads directly into the inviting kitchen/diner. Fitted with a range of wall and base units, there is ample storage and generous worktop space, with a window to the front allowing natural light to flood in. From here, there is an opening to the cosy sitting room, complete with a wood burner set within a charming red brick surround, a focal point for the room, and a large rear window overlooking the delightful garden. There is a spacious under-stair storage cupboard and access into the sunroom, which in turn leads out to the rear garden.

On the first floor, the landing gives way to two double bedrooms and the family bathroom. The principal bedroom, positioned to the front, is a generous double with excellent natural light, while the second bedroom, also a good-sized double, features a built-in storage cupboard with ample hanging space and enjoys views over the enclosed rear garden. The family bathroom comprises a WC, wash hand basin, and bathtub.

## OUTSIDE

Externally, the property offers off-road parking for two vehicles to the front. To the rear, a gently sloping garden extends down to a useful storage shed, bordered by a variety of mature shrubs, creating an appealing outdoor space. The property benefits from beautiful rural views and a peaceful setting, perfect for those seeking a taste of country life. All windows, except for the front porch, are double glazed.

The home is offered chain free and appliances are not included in the sale.

## ADDITIONAL INFORMATION

Multi-fuel stove. Mains electricity and water connected. Private drainage.

## 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 two public houses, 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.





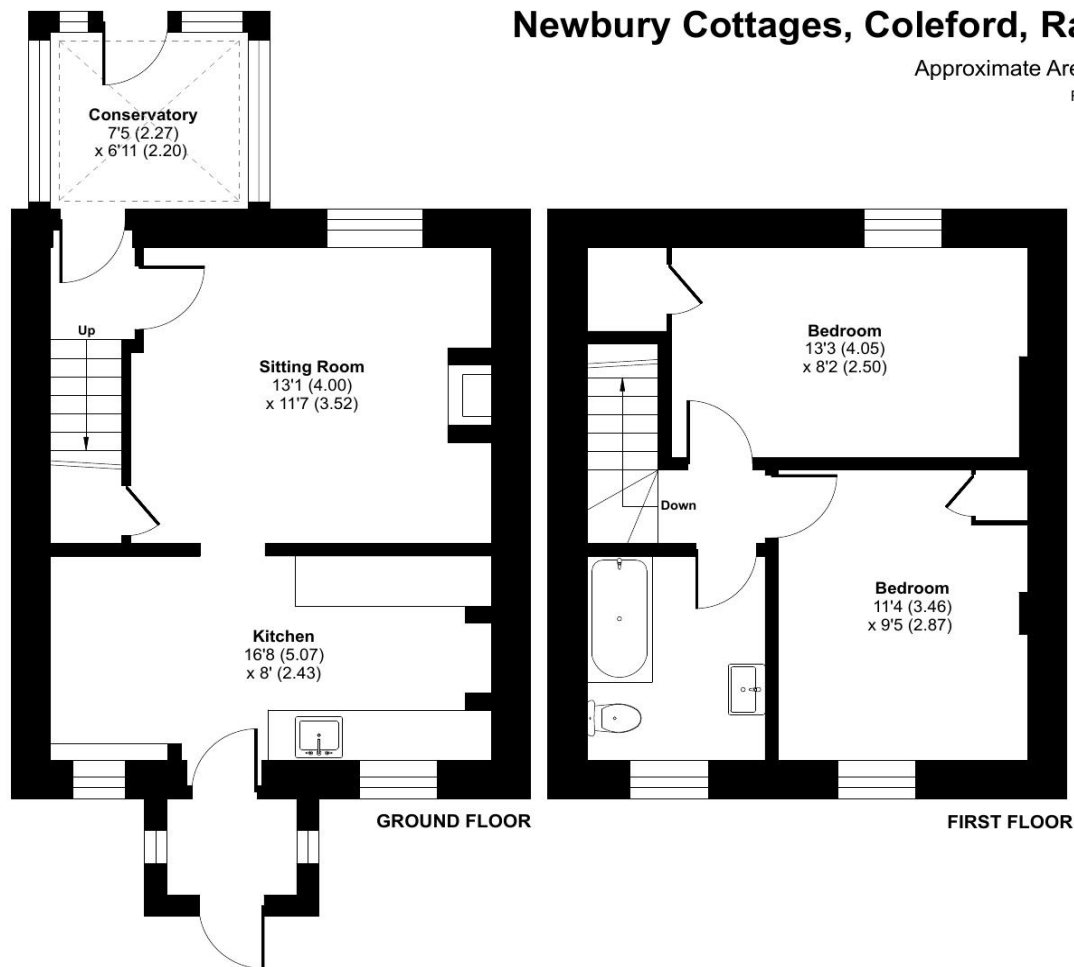




## Newbury Cottages, Coleford, Radstock, BA3

Approximate Area = 754 sq ft / 70 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Cooper and Tanner. REF: 1335903



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