



Station Road

Milkwall, Coleford, GL16 7LD

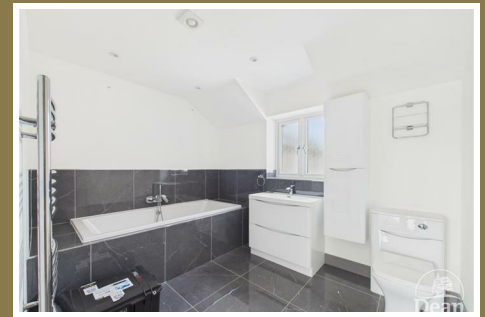
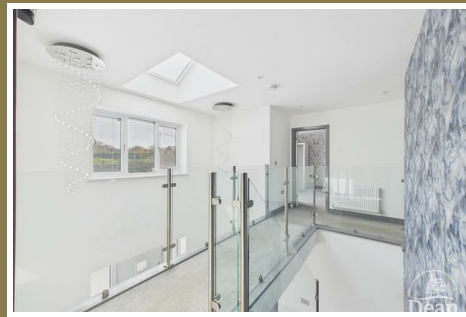
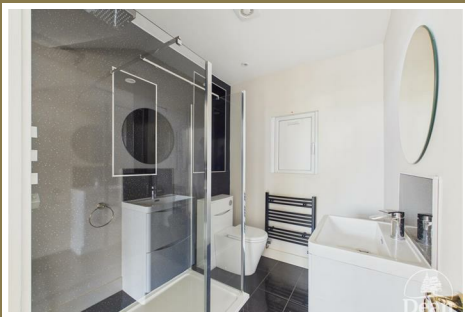
Offers In Excess Of £700,000



A striking executive-style detached family home set in a sought-after village position on the outskirts of Coleford, offering spacious and highly versatile contemporary living. Finished to an impressive standard throughout, the property is centred around a superb open plan kitchen/living space with a feature wall, full-width bi-fold doors and dramatic floor to ceiling glazing rising up to the master bedroom above, creating a wonderful sense of light & space. The accommodation is both stylish and flexible, with generous bedrooms, beautifully appointed bath & shower rooms, and additional spaces ideal for guests, annexe use or working from home.

Outside, the landscaped gardens are designed for modern outdoor living, with generous paved seating areas, artificial lawn, a superb detached studio & workshop. To the front, a large driveway provides extensive parking leading to the detached double garage. An exceptional home with real wow factor, Lawnstone is offered for sale with no onward chain.

Milkwall is a popular Forest of Dean location on the edge of Coleford, offering a convenient setting for day-to-day living while remaining close to beautiful surrounding woodland and countryside. The area is well placed for access into Coleford, which is described by Visit Dean Wye as a compact and walkable market town with a good range of amenities and family-friendly attractions, making it an excellent base for enjoying the wider Forest of Dean and Wye Valley. Woodland around Milkwall also links to local beauty spots such as the Scarr, helping give the area its appealing mix of convenience and outdoor lifestyle.



Main House:
Approached via UPVC double glazed front door into:

Entrance Hallway:
11'6" x 9'5" (3.52m x 2.88m)

A grand entrance hallway with doors to open plan kitchen/lounge/family room, ground floor apartment & cloakroom, stairs to first floor landing, power & lighting, smoke alarm.

Open Plan Kitchen/Lounge/Family Room:
40'4" x 17'2" (12.31m x 5.25m)

A range of fitted high gloss base units, wall units & drawers, a central island, granite worktops, integrated fridge/freezer, Neff double ovens, induction hob, dishwasher, bi-folding doors opening onto the landscaped rear garden, door to office & utility room.

Utility Room:
9'6" x 7'6" (2.90m x 2.30m)

A range of units, sink area with shower fitting, mains consumer unit, cupboard housing Worcester boiler, cupboard housing immersion tank, UPVC double glazed door to rear, smoke alarm, UPVC double glazed velux window.

Office:
12'3" x 9'6" (3.75m x 2.91m)

UPVC double glazed window, mains consumer unit, digital thermostat, previously used as hairdressing room.

First Floor Landing:
15'5" x 7'1" (4.71m x 2.17m)

Galleried landing with glass panelled ballustrad over looking the entrance hallway, loft access, doors to bedrooms, first floor flat & bathroom.

Bedroom One:
18'2" x 17'3" (5.56m x 5.26m)

A beautiful large bedroom with spectacular cathedral style window, vaulted ceiling, storage/dressing area, door to en-suite, power & lighting, radiator.

En-Suite:
7'2" x 6'4" (2.19m x 1.94m)

Walk in shower, vanity unit with inset wash hand basin, W.C., tiled flooring, partly tiled walls, extractor fan, lighting, heated towel rail.

Bedroom Two:
14'2" x 12'4" (4.32m x 3.76m)

Fitted wardrobes, radiator, UPVC double glazed window, power & lighting.

En-Suite:
7'2" x 3'10" (2.20m x 1.17m)

Walk in shower, vanity unit with inset wash hand basin, W.C., tiled flooring, tiled walls, extractor fan, lighting, heated towel rail.

Bathroom:
10'6" x 8'0" (3.22m x 2.46m)

Inset bath with tiled surround, vanity unit with inset wash hand basin, W.C., heated towel rail, extractor fan, lighting, UPVC double glazed obscured window, tiled flooring, partly tiled walls, storage cupboard.

Ground Floor Apartment:

Ground floor apartment accessed independently or from the entrance hallway in the main house.

Open Plan Lounge/Kitchen:
21'3" x 12'7" (6.49m x 3.84m)

UPVC double glazed windows, UPVC double glazed door, a range of base, wall and drawer units, stainless steel sink drainer unit, space for oven, extractor hood, digital thermostat, tv point, consumer unit, power & lighting.

Bedroom:
12'9" x 8'8" (3.90m x 2.65m)

UPVC double glazed door to rear, power & lighting.

Bathroom:
8'9" x 7'10" (2.69m x 2.41m)

UPVC double glazed window, step in shower with glass screen, pedestal sink unit, W.C., extractor fan, space & plumbing for washing machine.

First Floor Apartment:

First floor apartment accessed independently or from the first floor landing in the main house.

Open Plan Lounge/Kitchen:
12'11" x 12'7" (3.96m x 3.85m)

A fitted kitchen with base units, wall units & drawers, integrated oven, hob & dishwasher, extractor hood, tiled splashbacks, inset sink with drainer, UPVC double glazed windows to front & rear, UPVC double glazed door to the steps leading to the courtyard, power & lighting, radiator, doors to the bathroom & bedroom.

Bedroom:
12'7" x 9'0" (3.84m x 2.76m)

Fitted wardrobes, radiator, UPVC double glazed window, power & lighting.

Bathroom:
7'8" x 6'3" (2.34m x 1.91m)

Walk in corner shower, W.C., vanity unit with inset wash

hand basin, partly tiled walls, heated towel rail, UPVC double glazed obscured window, lighting.

Outside:

Externally, the property continues to impress with a vast frontage providing extensive off road parking for numerous vehicles and a smart, contemporary approach plus a detached double garage leading from the off road parking. To the rear is a beautifully landscaped, low-maintenance garden designed for both relaxing and entertaining, with generous paved seating areas, artificial lawn, raised terrace with glass balustrade, and attractive planted borders. The garden also benefits from a substantial detached studio along with an additional timber-clad workshop, offering excellent versatility for a range of uses, all enclosed within a private and well-presented setting.

Double Garage:
23'5" x 19'0" (7.15m x 5.81m)

Power & lighting.

Workshop:
15'10" x 7'4" (4.84m x 2.26m)

Detached workshop with power & lighting. Attached to the rear is a garden shed and covered courtyard storage area.

Studio:
18'6" x 8'7" (5.65m x 2.62m)

Accessed from the rear garden with bi-fold doors, power & lighting.



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Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

Road Map



Hybrid Map



Terrain Map



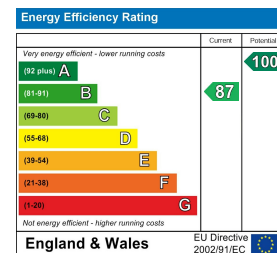
Floor Plan



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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