



1 Pump Row, Watledge, Nailsworth, Gloucestershire, GL6 0AT
£320,000

PETER JOY
Sales & Lettings



1 Pump Row, Watledge, Nailsworth, Gloucestershire, GL6 0AT

A beautifully presented end of terrace Cotswold stone cottage in a country lane setting above Nailsworth at Watledge with a reception room with fireplace, two bedrooms, gardens to front and rear and a lovely outlook over the valley.

RECEPTION ROOM, KITCHEN, TWO BEDROOMS (ONE CURRENTLY USED AS A FIRST FLOOR RECEPTION ROOM), SHOWER ROOM, TERRACED REAR GARDEN, COURTYARD TO FRONT



Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

t: 01453 833747

Email: nailsworth@peterjoy.co.uk



Description

A rare opportunity to acquire a beautifully restored two bedroom end of terrace Cotswold stone cottage in the sought after area of Watledge. There are two bedrooms, a reception room, kitchen and a shower room, and a courtyard garden to the front and a terraced garden to the rear with commanding views over the valley. The current owners have created a flexible living space, with the ground floor reception room complete with original stone wall and Hunter style coal effect gas fire in a stone fireplace. The first floor bedroom is currently used as a sitting room with Shoji screens giving privacy when used as a guest bedroom. There is access to the kitchen on this level, with integrated kitchen with twin oven, fridge/freezer and waste disposal unit, and there is a door to the rear garden, patio and decked area beyond this. On the second floor there is a large bedroom with fitted wardrobes and an exposed stone wall. The house benefits from gas central heating with contemporary radiators and full double glazing, and the cottage has been rewired and replumbed and is comprehensively insulated.

Outside

The property benefits from a terraced rear garden and a pretty courtyard at the front. The courtyard space is paved, with a wrought iron fence with gate at the front. The rear garden is accessed from the first floor, with a door that leads out to this space from the kitchen. The garden stretches up from the back of the house, and is the area to the right of the steps (that are shared with the neighbouring property) that lead up through the plot. The south west facing garden is planted with perennials and shrubs with spring bulbs summer flowers in the first tier.

Location

The property is situated on a country lane in Watledge, above Nailsworth. Nailsworth has become an increasingly popular shopping destination within the Stroud Valleys benefiting from a large and comprehensive selection of speciality shops including Williams Food Hall, the famous Hobbs House Bakery, various clothing and gift shops, several cafes and a good selection of very well regarded restaurants. In addition to this the town currently benefits from three supermarkets and free parking. Bus services connect with Stroud, some four miles away, where there is a more comprehensive selection of shopping, educational and leisure facilities. Junctions of the M4 and M5 motorways are within easy reach and railway stations at Stroud (4 miles) and Kemble (10 miles) provide main line services to Gloucester, Swindon and London Paddington.

Directions

From our Nailsworth office turn left, and at the mini roundabout take the third exit, proceed past Hobbs House Bakery and Morrisons Supermarket. You will cross over a cattle grid – turn left here for Watledge. Continue along the lane, and Pump Row can be found some way along on the right hand side.

Tenure

Freehold

Services

We understand that all mains services are connected to the property.

Council Tax

Band - C

Local Authority

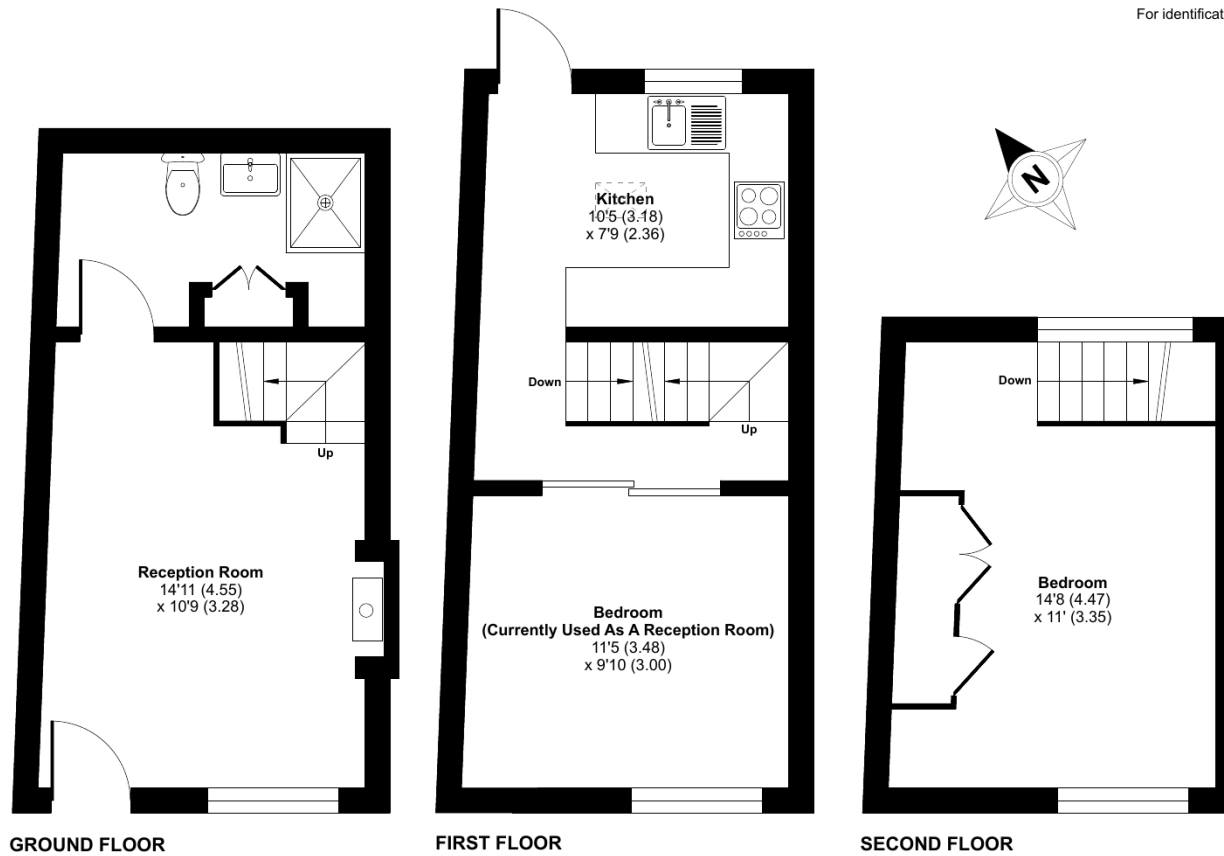
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



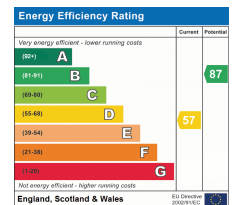
Pump Row, Watledge Road, Nailsworth, Stroud, GL6

Approximate Area = 633 sq ft / 58.8 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). © nichecom 2023. Produced for Peter Joy Estate Agents. REF: 1059961



These sales particulars are prepared in good faith and are for general guidance only. We have not tested the services, appliances and fittings nor carried out a detailed survey and interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Room sizes are internal and should not be relied upon for carpets and furnishings. Any plan is for layout and guidance only. Notice is given that all fixtures, fittings, carpets, curtains/blinds and kitchen equipment are deemed removable by the vendor unless specifically itemised within those particulars.