



Apartment 3, Barley House, Tetbury Lane, Nailsworth, GL6 0JD
Offers over £325,000

PETER JOY
Sales & Lettings



Apartment 3, Barley House, Tetbury Lane, Nailsworth, GL6 0JD

A stunning two bedroom apartment in a converted maltings building conveniently located close to town, with 24 ft kitchen/living/dining room, a bathroom and allocated parking. High quality fittings have been used throughout this sympathetic renovation.

ENTRANCE HALL, 24' KITCHEN/LIVING/DINING AREA, TWO DOUBLE BEDROOMS, STORAGE CUPBOARD, BATHROOM AND ONE ALLOCATED PARKING SPACE

Viewing by appointment only

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Description

3 Barley House is a stunning apartment in a Grade II listed former maltings building, situated in a country lane just above Nailsworth. This location is private, yet still very much part of the thriving local community, with the shops and amenities of the town within easy reach and country walks up the lane. The historic, Grade II listed site has a fascinating history. Derelict and unloved for many years, The Maltings is now being re-imagined as 13 truly stunning properties, many with original historical features. This particular property is on the first floor and is a light-filled apartment with spacious, characterful accommodation and lovely views over Nailsworth.

On entering the apartment, there is a hallway which leads into the large sitting/dining room which opens out in front of you, with high ceilings and stylish arched windows. These flood the apartment with light and also offer interesting views over the jumbled rooftops of the town. There is room here for a table where buyers could sit and enjoy a morning cup of coffee or a glass of wine while taking in that view. The sitting/dining room opens out into the Howdens kitchen, which has been carefully planned, with integrated appliances and plenty of space to prepare and cook. Three steps lead up to the two bedrooms, which are situated off the main living space. Again these are generous, light-filled rooms with views over the town. The apartment also has a large storage cupboard and a spacious bathroom, with a shower over the bath and sleek modern tiling. High quality fittings have been used throughout this sympathetic renovation and the different areas work perfectly together, making for a wonderful space in which to relax, cook and entertain.

Outside

The apartment has one allocated parking space.

Location

"What is this life if, full of care, we have no time to stand and stare?" - these are the opening lines of the world-famous poem Leisure by W H Davies, written in 1911 while he was living in a cottage at Watledge. Today, Nailsworth has changed a great deal since Davies' time, but there is still much to stand and stare at in the bustling town centre, home to many independent businesses, selling everything from artisan bread, meat and fish to stationery, fashion and handmade jewellery. Nestling at the bottom of steep wooded hills, Nailsworth is now an attractive and vibrant shopping destination, with a large selection of interesting speciality shops and cafes, including the famous Williams Food Hall and Hobbs House Bakery. It is a quirky and friendly town, with a good selection of restaurants, as well as three supermarkets, a regular farmers' market and a 'green' football club. Nailsworth is well positioned for both town and country. Just four miles away is Stroud, with more comprehensive shopping, educational and leisure facilities, connected by bus services. 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 proceed up the A46 Bath Road. Pass the Bristol Road turning signposted for Horsley on your right and look out for the turning for Tetbury Lane on your left. Turn into this lane and The Maltings can be found a little way up on the right.

Agents note

The pictures displayed are CGI augmented images of the actual interior of the properties. Flooring, lighting and furniture has been added digitally to give buyers an indication of the how the spaces might be dressed when occupied. Please do let us know if you'd like to see the original undressed images – we'd be very happy to email them to you prior to a viewing.

Each apartment includes carpet throughout, luxury vinyl to the kitchen and bathrooms and coir matting to the external doorway. Buyers will be offered a choice of carpet colours which will be fitted prior to completion, or a PC sum towards a soft flooring of their choice.

Property information

The apartment is leasehold. Annual charges to be confirmed. Electric heating, mains water and drainage, the council tax banding is to be confirmed.

Local Authority

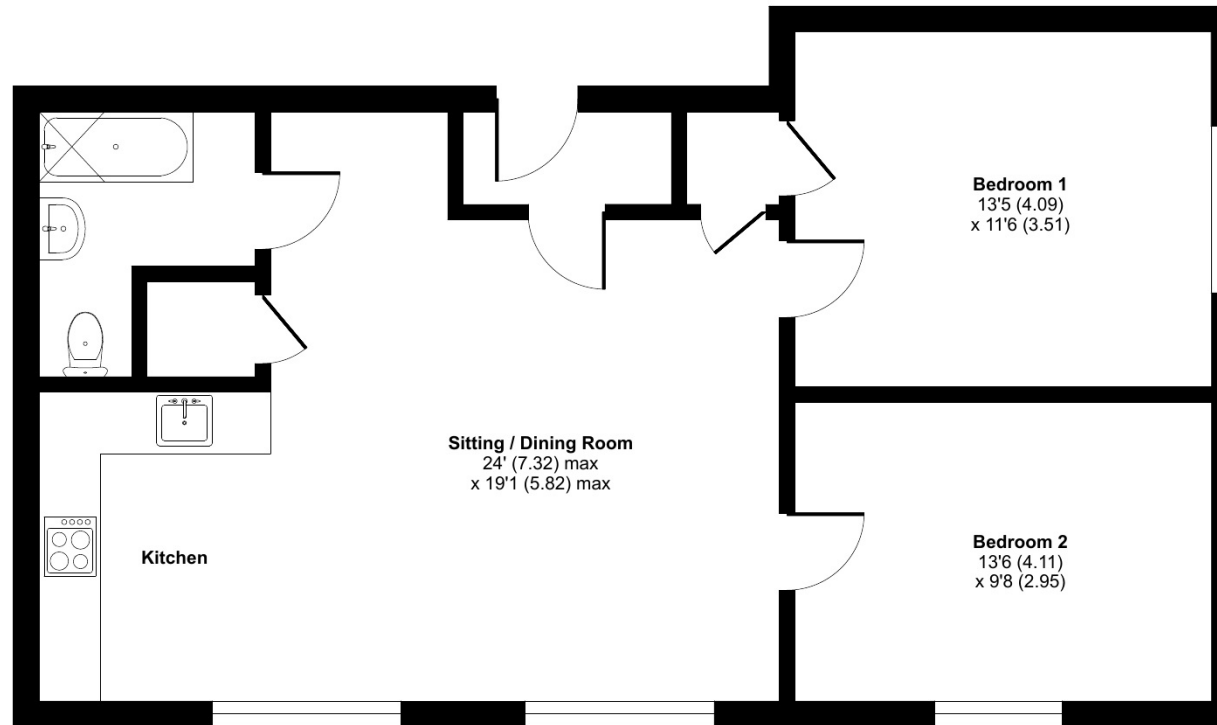
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



Tetbury Lane, Nailsworth, Stroud, GL6

Approximate Area = 760 sq ft / 70.6 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: 1024574

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.