



Stone Cottage, Harley Wood, Nailsworth, Gloucestershire, GL6 0LB
£675,000



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A detached Cotswold stone cottage nestled in the hamlet of Harley Wood, on the edge of Nailsworth and backing onto woodland. Full of character, it offers four bedrooms, versatile living space, and a beautifully tiered garden with a summer house and pretty views. A truly unique setting with scenic walks into town and private parking

PORCH, SNUG/RECEPTION TWO, SITTING ROOM, INNER HALL, KITCHEN/DINING ROOM, FOUR DOUBLE BEDROOMS, BATH AND SHOWER ROOMS, GARDENS, SUMMER HOUSE, SHED AND PARKING



Viewing by appointment only

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Description

Tucked away in the charming hamlet of Harley Wood, on the edge of Nailsworth, this detached Cotswold stone cottage dates back to the late 1700s and is brimming with character. Arranged over three floors, it offers flexible living space and a wonderfully private setting, backing onto woodland with footpaths that lead directly into town. A stone porch opens into a cosy snug, full of warmth and original features including exposed stone walls, a wood burning stove set within a stone fireplace, and a window seat overlooking the garden. From here, a door leads into the main sitting room, a spacious and welcoming living area with a second fireplace and twin front facing windows. It's a comfortable, characterful room, perfect for both relaxing and entertaining. Off the snug, a generous inner hallway adds to the sense of space and flow, providing access to the cloakroom/utility room and leading through to the kitchen/dining room, a bright and well designed space with views towards Rockness. Double doors open directly onto a paved terrace, the perfect spot for morning coffee. The kitchen features a good range of units and space for dining. Stairs from the inner hall take you to the first floor, where you'll find two front facing bedrooms, both with charming window seats. The principal bedroom is a particularly spacious double, featuring exposed stonework and lovely views over the rooftops and chimney pots of Harley Wood. Also on this floor are a shower room and a separate bathroom with a roll top bath. A further staircase leads to the top floor, where there are two additional double bedrooms. This is a home that beautifully balances history and character with warmth and flexibility, quietly located in a much loved corner of Nailsworth, with nature on the doorstep and the town just a picturesque walk away.

Outside

The cottage is approached via a single track lane, with private parking to the front. Steps lead down past a greenhouse and an old well, adding to the cottage's charm. To the side is a paved terrace, a sunny spot perfect for a bistro table and chairs, accessed directly from the kitchen. At the front, a lawned area is bordered by a low Cotswold stone wall with built in seating and colourful planting behind. Wisteria climbs the stone frontage of the cottage, and the garden is enclosed by a mix of stone walling and mature hedging, giving it a peaceful, private feel. To the rear, a set of steps leads up to a useful shed with power. Across a public footpath to the left of the cottage lies an additional garden area. Steps lead down to a level paved area and a raised decked terrace with a summer house (also with power), an ideal spot to sit among the trees. Further steps take you to another tier, where there's a firepit area and a separate paved terrace, perfect for al fresco dining. This lower level is surrounded by a more natural, wild style garden, filled with mature trees, wildflowers, and dense planting, creating a secluded 'secret garden' feel. A small hidden bridge crosses a stream and leads to a tucked away corner once used for keeping chickens. This additional garden area borders the peaceful grounds of Ruskin Mill, creating a private, nature filled setting with plenty of charm and potential.



Location

Harley Wood is within ½ mile of the centre of Nailsworth which is 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. Climb the steep 'W' hill out of town and you find yourself on acres of stunning National Trust common land, home to a prestigious golf course. The town is also on the doorstep of beautiful Woodchester Park, with miles of woodland walks and secluded lakes. Yet 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 turn right and proceed in the direction of Bath on the A46 and continue for approximately ½ a mile where the turning to Harley Wood is on the right hand side. Proceed down the lane, where Stone Cottages can be found at the bottom on the right hand side.

Property information

The property is freehold. LPG heating via a boiler, mains electricity, water and drainage. The council tax band is D. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include ultrafast, and you are likely to have service from the main service providers (EE, Three, O2 and Vodafone).

Local Authority

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



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Approximate Gross Internal Area = 145.0 sq m / 1561 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Founlabs.co © (ID1226577)

| Energy Efficiency Rating | |
|---|-----------|
| Current | Potential |
| Energy Efficiency Rating | |
| Energy Efficiency - lower rating costs | |
| Energy Efficiency - higher rating costs | |
| England, Scotland & Wales | |
| 100 | |
| 90 | |
| 80 | |
| 70 | |
| 60 | |
| 50 | |
| 40 | |
| 30 | |
| 20 | |
| 10 | |
| 0 | |

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.