



Sunnydale Cottage, Rockness Hill, Nailsworth, Gloucestershire, GL6 0JS
Price guide £785,000



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A detached cottage on the south side of the valley with beautiful gardens and stunning views close to Nailsworth town, with three bedrooms and a separate two-bed annexe, as well as a new stone-built garden workshop

PORCH/UTILITY AREA/ENTRANCE HALL, SITTING ROOM, KITCHEN/DINER, TWO DOUBLE BEDROOMS AND ONE SINGLE ATTIC ROOM WITH STUDY/DRESSING AREA, FAMILY BATHROOM, BEAUTIFUL GARDENS, STONE-BUILT GARDEN WORKSHOP, STONE TOOL SHED, GREENHOUSE AND FURTHER SHED AND COVERED WOODEN SEATING AREA. ATTACHED ANNEXE WITH HALL, DOWNSTAIRS TOILET, OPEN PLAN KITCHEN/LIVING ROOM, TWO DOUBLE BEDROOMS, STUDY AREA AND A SEPARATE PRIVATE GARDEN

Viewing by appointment only

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Description

Nestled along a pretty country lane, but within walking distance via footpaths to the popular town of Nailsworth, this charming detached country cottage is full of character, with beams, exposed stone and wooden floorboards. It also has a separate two-bed annexe, currently used as Air B&B, which offers scope for generating income or multi-generational living. The cottage once belonged to Chavenage House and is believed to date back to the 17th century. Entry to the main house is through a porch, which houses the washing machine and gas boiler and offers storage space for shoes and coats. A charming stone-flagged passageway with alcoves, believed to have once been used for cold storage of foods, leads to the cosy sitting room. This has a multi-fuel stove in a feature Cotswold stone fireplace and a glass door to the outside, to take advantage of the lovely views. The kitchen leads off from the lounge and also has a Cotswold stone fireplace with a multi-fuel stove, as well as a lovely Victorian double sink and room for a table under the window. Stairs lead off from the lobby between the kitchen and lounge to the first floor, where there are two double bedrooms and a spacious family bathroom. Both the bedrooms have storage cupboards and double windows to the front overlooking the views. Stairs lead up from the landing to the second floor, where there is a very pretty attic room with painted beams, exposed floorboards and a panelled wooden roof forming a V above the bed. There is also a separate dressing or study area and this would be a great space for a teenager. The annexe, which was added in 2007, is currently accessed through its own front door, but there is an internal door between the two properties which could easily be opened up to incorporate the two buildings into one. The front door of the annexe leads into a hallway which has a cupboard with a washing machine and a downstairs toilet leading off the hallway. There is a charming open plan kitchen and living room with a breakfast bar and lovely views. Stairs lead to the first floor where there is a double bedroom and a bathroom and further stairs lead to the second floor where there is a study area with exposed Cotswold stone and a double bedroom. There are fire doors and fire escape windows in both the bedrooms.

Outside

The beautiful cottage gardens are a real feature of the property and offer stunning views across the wooded valley to Nailsworth. The gardens have been arranged to take full advantage of the sunshine and views, with a number of different seating areas and paths winding charmingly among flowers and trees. A paved area runs all along the front of the cottage and features a pond built into a new well. Steps lead up to a greenhouse and shed and on again to another pond and vegetable beds. More steps lead up to a lawned area, where there is a new stone-built workshop with decking. Parts of the lawn have been left as wildflower areas and there is also a small orchard with apple, pear and plum trees. There is also an old stone-built outside toilet, now a tool shed. More steps lead to a large, newly built covered wooden seating area. The property can also be accessed from the back for maintenance. There is a separate fenced area of garden by the annexe, which dates back to when the property was two cottages originally, and this has a flat piece of lawn, flower beds and a shed.



Location

Nestling at the bottom of steep wooded hills, Nailsworth is 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 left at the mini roundabout and left again into Old Market. Follow the road along turning left just in front of the Britannia Inn signposted Shortwood and proceed up the hill. As the road levels take the first left hand fork signposted Rockness and proceed along the lane. Sunnydale can be found on the right hand side.

Agents Note

The track in front of the cottage has been used as parking by the property for over 40 years. The sellers solicitor is applying for possessory title.

Tenure

Freehold

Services

Gas central heating, mains electricity, water and drainage.

Council Tax

The council tax banding for the cottage is C and the annexe is A.

Local Authority

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



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Approximate Area = 1801 sq ft / 167.3 sq m
 Limited Use Area(s) = 204 sq ft / 18.9 sq m
 Outbuildings = 103 sq ft / 9.5 sq m
 Total = 2108 sq ft / 195.8 sq m

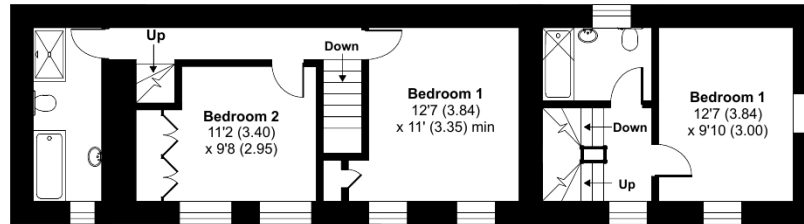
For identification only - Not to scale



SECOND FLOOR

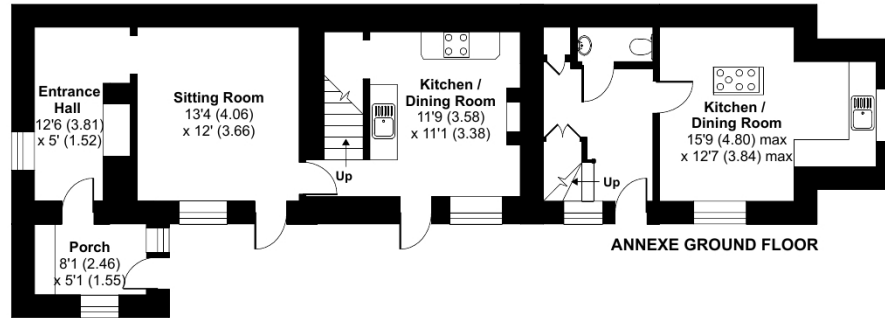
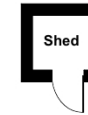
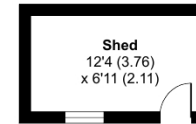
ANNEXE SECOND FLOOR

Denotes restricted head height



FIRST FLOOR

ANNEXE FIRST FLOOR

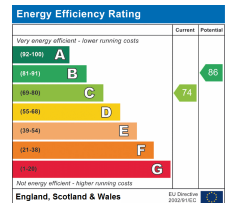


GROUND FLOOR

ANNEXE GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Peter Joy Estate Agents. REF: 866245



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.