



Hillside, Watledge, Nailsworth, Gloucestershire, GL6 0AP  
£575,000

**PETER JOY**  
Sales & Lettings





## Hillside, Watledge, Nailsworth, Gloucestershire, GL6 0AP

A stunning double fronted Cotswold stone cottage, perfectly positioned in the sought after hamlet of Watledge on the south side of the valley, enjoying far reaching views and the rare advantage of a double garage

ENTRANCE PORCH, ENTRANCE HALL WITH STORAGE CUPBOARD, 16' SITTING ROOM, KITCHEN/DINING ROOM, THREE BEDROOMS, STUDY, TWO BATHROOMS, PRETTY SOUTH FACING GARDEN TO THE FRONT AND DOUBLE GARAGE

Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

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## Description

Hillside Cottage is a charming Grade II listed mid terrace Cotswold home, nestled in the heart of the peaceful hamlet of Watledge. Just a short walk from the vibrant town of Nailsworth and surrounded by beautiful countryside walks, it offers the perfect balance of character and comfort. Lovingly owned since 2013, the cottage has been thoughtfully renovated to a high standard, retaining a wealth of original features while introducing modern touches. Arranged over three floors, the accommodation combines period charm with practical living space.

You are welcomed via a glazed porch, ideal for coats and boots, before stepping through a timber door into an entrance hall with a useful storage cupboard. The sitting room is a warm and inviting space, featuring a bay window overlooking the garden, a handsome stone fireplace with wooden lintel, and original built-in cupboards with stripped pine doors. A door from here leads to the staircase to the first floor. The kitchen/dining room is both stylish and welcoming, offering the perfect space for cooking and entertaining. Highlights include painted cabinetry with a copper tap, oak flooring, exposed beams, a charming dresser, and period style radiators throughout the cottage. A second staircase leads directly from the kitchen to the principal bedroom above, adding both character and convenience. On the first floor, the principal bedroom is a beautifully proportioned space with a period fireplace and built-in wardrobe, accessible from the landing or via its private stairwell. Bedroom two sits at the front of the cottage, enjoying lovely valley views. This floor is served by two bathrooms, one to the front with a bath and shower over, and another to the rear featuring a roll top bath, perfect for relaxing after a countryside walk. Stairs take you to the second floor, where a further bedroom and study can be found, ideal for home working or creative pursuits.

## Outside

The cottage sits slightly elevated above the lane, approached via a shared footpath serving two neighbouring cottages. A pretty garden gate opens into a charming south facing garden, a wonderfully private and sun drenched haven ideal for outdoor dining and family gatherings. The garden offers a raised decked area, space for seating, and a perfect spot for a fire pit, all while enjoying breathtaking views across the Nailsworth valley. A rare advantage of Hillside Cottage is its double garage, set just below the garden and measuring 19'8" x 19'8", with parking available in front, a real luxury in this picturesque corner of Nailsworth.

## Location

Nailsworth 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 left at the mini roundabout and then right past Morrisons supermarket. Continue over the cattle grid and turn left into Watledge Lane. Follow the lane along where the garage can be found on the right hand side. The footpath to the cottage is to the left of the garage.

## Property information

The property is freehold. Gas central heating, mains electricity, water and drainage. The council tax band is C. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include superfast connections, and you are likely to have full service from all major mobile providers outside the property, although reception may be limited inside the house. These results are predictions and not a guarantee. Actual services available may be different depending on the particular circumstances and the precise location of the user.

## Local Authority

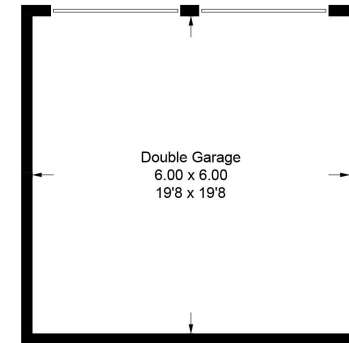
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



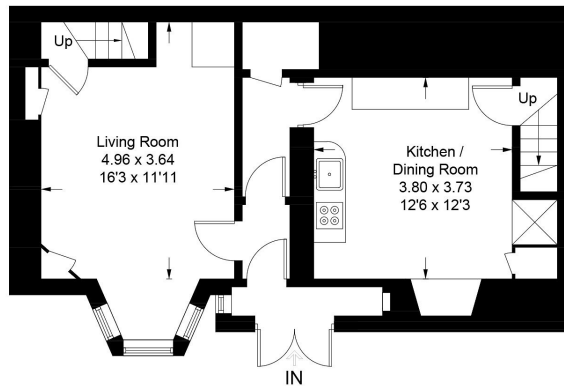


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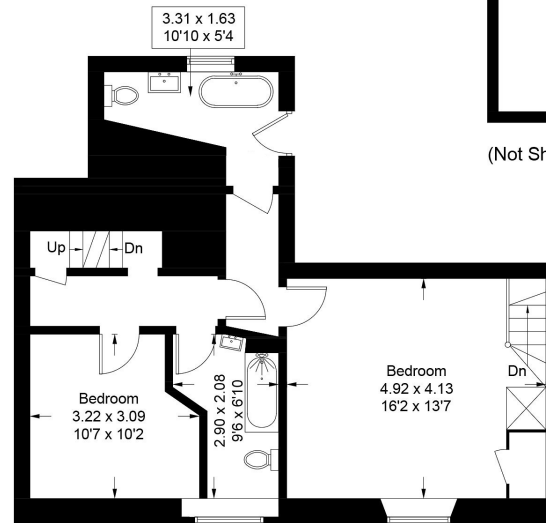
Approximate Gross Internal Area = 120.2 sq m / 1294 sq ft  
(Including External Bathroom)  
Double Garage = 36.0 sq m / 387 sq ft  
Total = 156.2 sq m / 1681 sq ft



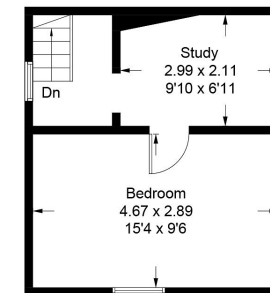
(Not Shown In Actual Location / Orientation)



Ground Floor

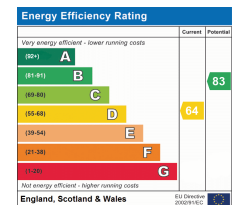


First Floor



Top Floor

Illustration for identification purposes only, measurements are approximate,  
not to scale. Fourlabs.co © (ID1254108)



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.