



5, Blackboy House, Castle Street, Stroud, Gloucestershire, GL5 2HP
Guide Price £430,000



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Completely unique - A superb top floor apartment in an imposing Grade II listed Cotswold stone building in the conservation area in the heart of Old Stroud with open, airy living spaces, parking and use of a courtyard and first class views over the valley to Rodborough.

ENTRANCE LOBBY, SUPERB 26' LIVING AREA, CONNECTING 22' KITCHEN/DINING ROOM, UTILITY SPACE, DOUBLE BEDROOM, BATHROOM WITH SEPARATE SHOWER CUBICLE, TWO STUDY AREAS, PARKING SPACE AND COMMUNAL COURTYARD GARDENS.



Viewing by appointment only

The Old Chapel, Brimscombe, London Road, Stroud, GL5 2SA

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Description

The best penthouse apartment in Stroud? Quite possibly! Peter Joy estate agents are thrilled to offer 5 Blackboy House to the market. This very special home sits at the top of this important Grade II listed property in the conservation area of our wonderful town. This imposing Cotswold Stone building dates back to circa 1844 and has a rich history, having served as a school for many years. It was cleverly converted into apartments in the 1990's and is now a brilliant residential building in the heart of Stroud's inclusive, thriving community. The current owner has been proud to call this home for 17 years, and is now reluctantly selling, to the benefit of one lucky buyer. The property is primarily arranged over one floor. You walk in through the entrance lobby and are immediately greeted by an open, characterful 26' living space. The vaulted ceiling reaches high above you, supported by substantial exposed timbers. This huge living area connects with a 22' kitchen/dining room. Both areas have large stone mullion windows that let in masses of light, and allow for an excellent view across the town to Rodborough and the surrounding countryside. There is a double bedroom and a bathroom with a separate shower cubicle at the far end of the property. In addition to this there are two staircases that each lead up to a study area. Both of these spaces are partitioned and private, but have shutters that open to let in natural light. The larger of these spaces has an en suite W.C. and the current owner uses both of these study spaces as informal sleeping areas. There is character and interest everywhere you look, and look you must - this is essential viewing for anyone searching for a unique, statement home.



Outside

The interior is complemented by parking and a courtyard garden. The private car parking area for the building is at the front of the property, with an allocated space for every apartment and two guest spaces. The courtyard is at the rear of the building and faces South, so is pleasant and sunny when the weather is good. There is a seating area, with established planting, and a space for drying clothes.

Location

It's with good reason that Stroud was voted 'Best place to live in the UK 2021' by The Sunday Times. Sitting at the point at which five valleys converge, and surrounded by rolling hills within the Cotswold Area of Outstanding Natural Beauty, Stroud is a small town with a huge heart, which has captured the imagination of many over the years. There's plenty to see and do - Stroud has a great variety of shops, cafes, pubs and amenities, including a busy leisure centre, library, museum and award-winning weekly farmers' market. Many of Stroud's shops are independent and family-run. More recent development has seen the relaunch of the Five Valleys shopping centre and the town also has a cinema, ten-pin bowling and a central gym. Stroud has a proud, thriving local community, one steeped in music, art, creativity and environmental issues. There is a wealth of countryside on the doorstep, including three beautiful commons, as well as walks along the historic canal and River Frome. Parents can take their pick from a range of good schools, including a comprehensive and two grammar schools, and there is also a college of further and higher education. Stroud is also superbly placed for access to the M5 and has a direct line train service to London.

Directions

By car, leave Stroud centre on the London Road/A419. Pass the turning for Cornhill and Castle Rise and take the next left into Field Road. Pass Spring Lane on your left and Park Road on your right. Take the next left into Lower Street. Follow this, and merge into Castle Street, and Blackboy House will be found at the very end on the left, on the junction with Middle Street and Nelson Street.

Property Information

The property is Leasehold - 999 years from 2009. £150 per month management fee. The new owner will become directors of Blackboy Management Company Ltd who own the freehold. Mains electricity, gas, water and drainage, and heated by radiators. The council tax band is B. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include standard and superfast connections, and you are likely to have full voice and data mobile service, although the reception inside may be limited.

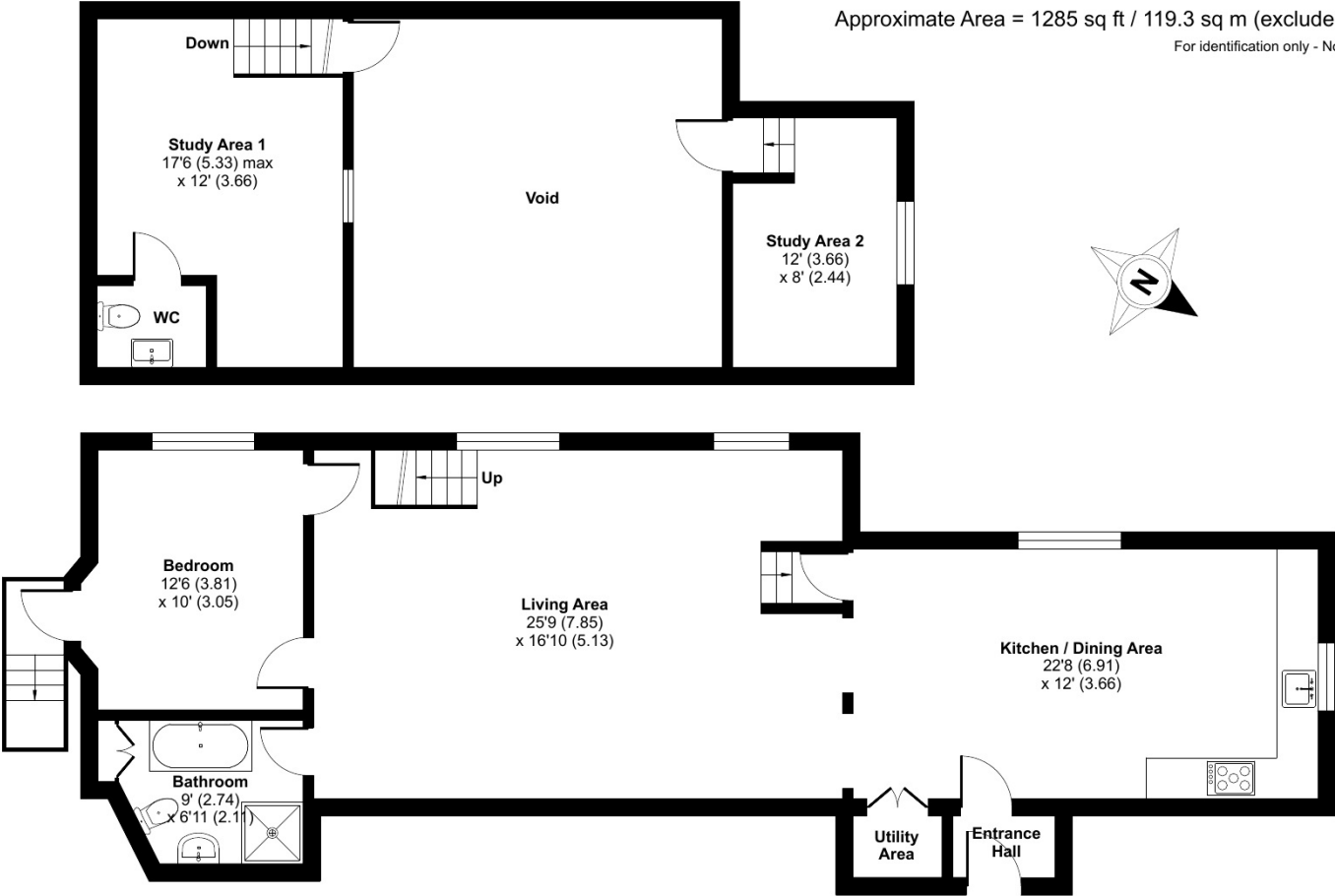
Local Authority

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

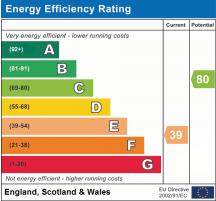


Castle Street, Stroud, GL5

Approximate Area = 1285 sq ft / 119.3 sq m (excludes void)
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Peter Joy Estate Agents. REF: 1138783



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.