



3 Swan Bank, Horsley Road, Nailsworth, Gloucestershire, GL6 0JX
£475,000

PETER JOY
Sales & Lettings



3 Swan Bank, Horsley Road, Nailsworth, Gloucestershire, GL6 0JX

Wonderfully unique – an extended end of terrace cottage in an elevated position overlooking the grounds of Ruskin Mill with four bedrooms, two reception rooms, bags of character and a total plot of circa 0.25 acres

KITCHEN, 17' DINING ROOM, 16' SITTING ROOM, PRINCIPAL BEDROOM WITH DRESSING ROOM, BATHROOM, THREE FURTHER BEDROOMS, ATTIC ROOM, SEPARATE W.C, GOOD GARDENS, WITH TOTAL PLOT MEASUREMENT OF CIRCA 0.25 ACRES



Viewing by appointment only

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Description

A unique character property in an elevated location above Nailsworth. This position is very much part of the thriving local community, with easy access to the shops and amenities of the town and country walks and Ruskin Mill on the doorstep. The property was originally built using traditional methods from Cotswold stone and has been extended in the recent past, with accommodation arranged over three floors. A kitchen, 17' dining room with wood burning stove and 16' sitting room are on the ground floor. A staircase leads up from the latter, with a landing, principal bedroom with adjoining dressing room/study, further bedroom and bathroom on this floor. There are two more bedrooms, a large landing room (ideal as a child's play space or teenage sitting room) and a separate WC at the top of the house, on the second floor. The property is in need of some further improvement but is absolutely brimming with character, and the windows at the front take in a lovely view across the valley and over the grounds of Ruskin Mill.

Outside

The gardens are to the front and rear of the property and are a real feature. The property is accessed via a right of way over the neighbouring properties in Swan Bank with a path that leads to the front door. The front garden is below this path, with steps down to a pleasant area with a gravelled spot for a table and chairs, a lawn, established planting and a super view across the grounds of Ruskin Mill. The pathway continues around the side of the house, with the majority of the garden found here. This slopes up from the house, and there is a right of way for the occupants of number 2 to access their rear garden. There is a fantastic decked area directly behind the property, modelled on the bow of a ship, with steps then leading up through the garden. This area comprises sloping lawns with mature trees, shrubs and planting, with a productive cultivated area and gravelled sitting spot. There are two wooden studio/workshops, a shed, a woodstore and a stone built store. There is a natural spring in the far corner, and the view from the top of the garden across to Barton End and the surrounding countryside is rather special. The residents of Swan Bank tend to park on the area at the top of the drive leading up to the properties, and whilst this isn't deeded to the houses individually, this is where the current owners of number 3 have always parked.



Location

Nailsworth's bustling town centre 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 drive up the A46/Bath Road towards Horsley and Tetbury. Turn right onto the B4058/Old Bristol Road and pass the town hall on your right. Continue along this road and pass the turning for Ruskin Mill on the left. Pass the turning for the Horsley Road on the right and look out for the Pike House (a pretty stone toll house) on your right. The turning for Swan Bank is just past this, on the right. The owners park at the top of this road on the right, but it may be easier to park at the bottom of Horsley Road on the first visit and walk up.



Agents Note

The owners are very serious about selling but they aren't prepared to move into rented accommodation, so a prospective buyer will have to wait for then to find a suitable property to buy.

Additional Information

The property is Freehold. A wood burner provides heating and hot water for the house. There is mains electricity, and property is on mains drainage and water. Council Tax is Band C.

Local Authority

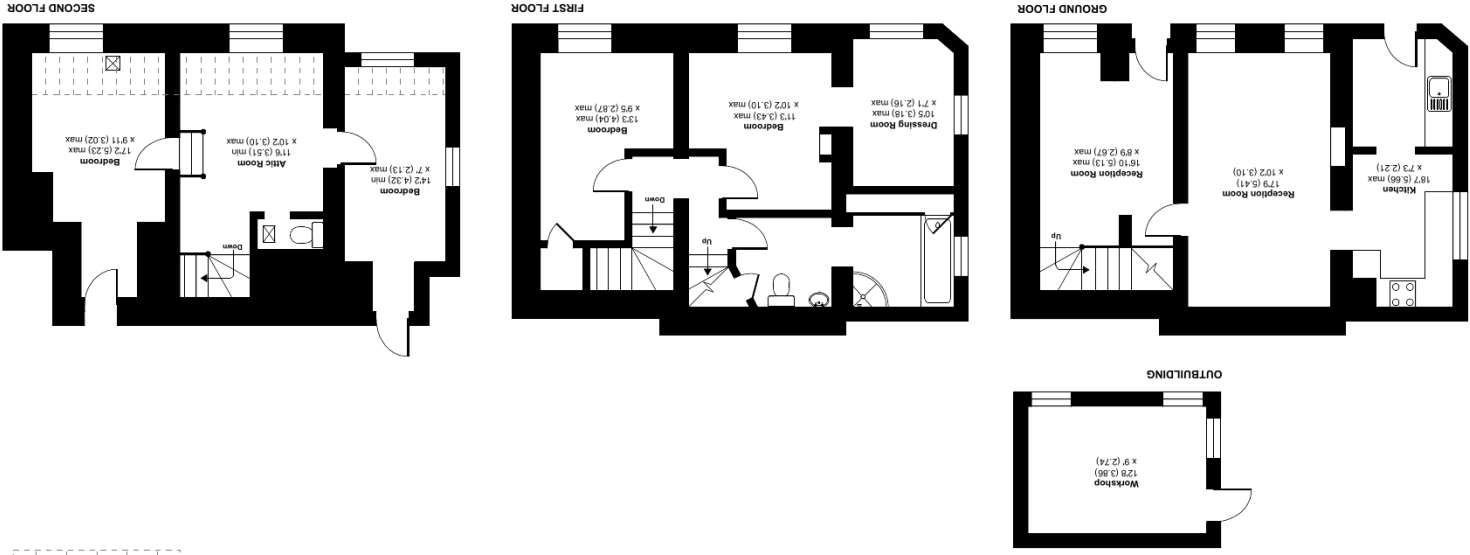
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321

Horsley Road, Nailsworth, Stroud, GL6

Approximate Area = 1408 sq ft / 130.8 sq m
 Limited Use Area(s) = 80 sq ft / 7.4 sq m
 Outbuilding = 114 sq ft / 10.5 sq m
 Total = 1602 sq ft / 148.8 sq m

For identification only - Not to scale

Denotes restricted head height



Certified Property Measurer
 RICS
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022.
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Energy Efficiency Rating	
Band	Typical energy efficiency class (lower energy class)
A	92-100
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20

England, Scotland & Wales

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.