



The Old Bakery, Hartley Bridge, Horsley, Gloucestershire, GL6 0QB
Offers over £1,000,000



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A detached country cottage with self contained annexe, set in an enchanting and peaceful location within the picturesque hamlet of Hartley Bridge on the edge of the village of Horsley. With ample parking, five bedrooms, and pretty cottage gardens offering privacy and natural beauty, this is a home that truly must be seen to be believed

ENTRANCE PORCH, ENTRANCE HALL, CLOAKROOM, KITCHEN/DINING ROOM WITH A USEFUL UTILITY OFF, SITTING ROOM, A STUDY/MUSIC AREA WITH A MEZZANINE AREA, FIVE BEDROOMS (PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM AND DRESSING AREA) FAMILY BATHROOM WITH STEAM SHOWER CUBICLE, SHOWER ROOM, SELF CONTAINED ANNEXE, COTTAGE GARDENS AND AMPLE PARKING

Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

t: 01453 833747

Email: nailsworth@peterjoy.co.uk





Description

The Old Bakery is a beautifully extended Cotswold stone cottage, brimming with history, character, and the timeless charm of rural life. Originally dating back to the early 1700's, this much loved home has been sympathetically extended, first in the 1970's and again in 2010, creating a harmonious blend of historic soul and modern comfort. Set across three levels, every window of the house opens to serene rural views, making it a peaceful haven for families and lovers of the countryside.

Approached by a quiet, meandering country lane, the cottage feels a world away from the bustle of modern life. A handsome oak framed porch welcomes you into the heart of the home, a tiled entrance hall with stairs to the upper floors and a handy cloakroom. At its centre lies a spacious kitchen/dining room, a place perfect for family gatherings. With a generous pantry, sleek modern units and a classic range cooker, this room radiates warmth and togetherness. A useful utility room leads directly outside, adding to the home's practical charm. The sitting room, found within the original cottage, is a wonderfully cosy space, complete with a Inglenook fireplace and beamed ceiling, a true heart of the home. Just beyond, a study or music room features a ladder staircase rising to a mezzanine area, perfect for creative pursuits or crafting. Tucked away with its own private entrance is a self-contained annexe, ideal for multigenerational living, a guest suite, or a potential rental opportunity. This independent space includes a stable style front door, light filled open plan living/sleeping/kitchen area, and a compact wet room. Upstairs, the home continues to charm. The principal bedroom is bathed in natural light, with French doors opening onto a private raised timber deck perfect for morning coffee as the birdsong fills the air. This serene suite includes a stylish en-suite shower room and a generous dressing area. Bedroom two is a lovely, spacious double with far reaching views, while two further bedrooms on this level and a family bathroom, complete with bath and luxurious steam shower, offer comfort and flexibility for family living. The top floor reveals a hidden gem: a large bedroom with exposed A-frame beams and plentiful storage, served by its own shower room, ideal as a guest suite or a space for a teenager.

Outside

Outside, the magic of the Old Bakery continues. A timber gate opens to a private world of sunshine, birdsong, and blooming borders. A generous paved terrace sits in front of the cottage, perfect for long summer lunches or quiet evening drinks. The gardens are a tapestry of cottage charm, filled with wildflower beds, pollinator friendly planting, and bursts of seasonal colour. A productive vegetable patch, a pergola, and a garden shed add both beauty and practicality to this glorious outdoor space. The cottage enjoys ample off road gravelled parking, an uncommon luxury in this area, as well as an uncultivated parcel of land offering scope for additional parking, or the potential for a carport or garage (subject to planning permission). At the top of the lane, a further parking bay provides two more tandem spaces. Beyond the garden, a footpath runs alongside a bubbling stream, guiding you through the stunning Ruskin Mill grounds and into the heart of Nailsworth, a scenic stroll that captures the true spirit of this magical setting.

Location

The popular village of Horsley boasts a shop, church and primary school. The lively Cotswold town of Nailsworth is approximately 1½ miles away and has become an increasingly popular shopping destination within the Stroud Valleys benefiting from a large and comprehensive selection of speciality shops including Williams Food Hall, the famous Hobbs House Bakery, various clothing and gift shops, several cafes and a good selection of very well regarded restaurants. In addition to this the town currently benefits from three supermarkets, free parking and both state and private schooling in the area. Nailsworth is also home to Forest Green Rovers Football Club where there is a modern leisure/fitness centre. Bus services connect with Stroud, some 4 miles away, where there is a more comprehensive selection of shopping, educational and leisure facilities. 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 Nailsworth town centre, follow the B4010 towards Horsley, passing Ruskin Mill on your left. Upon entering the village, take the immediate left in front of The Hog and then a sharp left again onto Hartley Bridge Hill. Follow the lane gently down until you reach The Old Bakery on your left.

Agents note

Part of the property's parking area provides access to a public footpath.

Property information

The property is freehold. Oil fired central heating, mains electricity, water and private drainage. The council tax band is F. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include standard and ultrafast 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

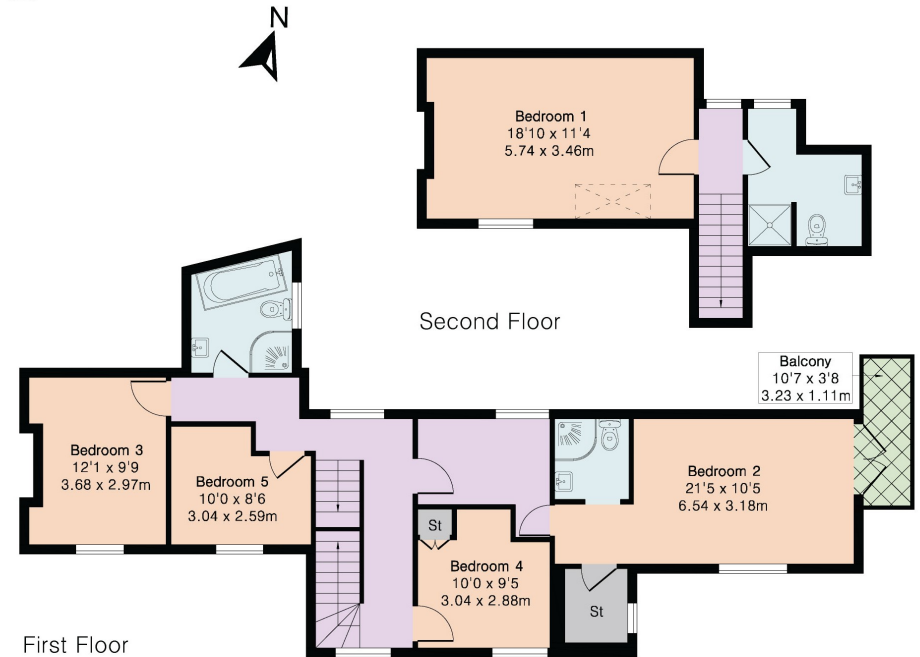
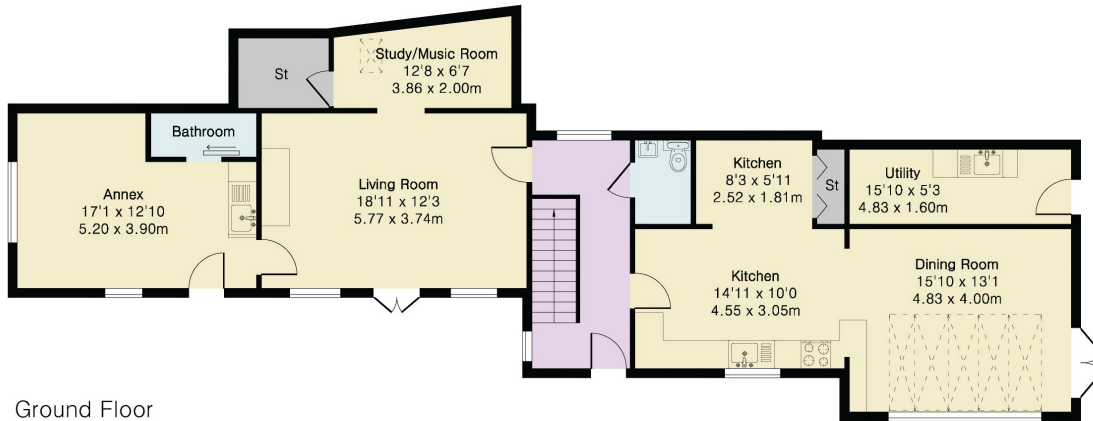


Approximate Gross Internal Area 2290 sq ft - 213 sq m

Ground Floor Area 1184 sq ft – 110 sq m

First Floor Area 787 sq ft – 73 sq m

Second Floor Area 319 sq ft – 30 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C		60
(55-68) D		
(39-54) E		
(21-38) F		G
(1-20) G		
Not energy efficient - higher running costs		
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.