



Apartment 1, Barley House, Tetbury Lane, Nailsworth, GL6 0JD
£310,000

PETER JOY
Sales & Lettings



Apartment 1, Barley House, Tetbury Lane, Nailsworth, GL6 0JD

A charming ground floor apartment in a Grade II listed former maltings building with two bedrooms, a light filled 21' kitchen/dining/living room, bath and shower rooms, small outside seating area and allocated parking

ENTRANCE HALL, KITCHEN/LIVING/DINING AREA, BATHROOM, BEDROOM ONE WITH EN-SUITE SHOWER ROOM, BEDROOM TWO, SMALL OUTSIDE SEATING AREA AND ALLOCATED PARKING FOR ONE VEHICLE

Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

t: 01453 833747

Email: nailsworth@peterjoy.co.uk





Description

Number 1 Barley House is a lovely apartment in a Grade II listed former maltings building, situated in a country lane just above Nailsworth. This location is private, yet still very much part of the inclusive, thriving local community, with the shops and amenities of the town within easy reach and country walks up the lane. The historic site has a fascinating history. Derelict and unloved for many years, The Maltings is now being re-imagined as 13 truly stunning properties, many with original historical features.

This particular property is on the ground floor of Barley House and benefits from having its own front door, as well as parking and a small seating area literally just outside, so offering easy and independent living. It has spacious accommodation, arranged over one floor, which is full of character, retaining the historic feel of this important building. The front door opens into a hallway, with the large kitchen and living space on the right. The lovely kitchen area has been carefully planned, with integrated appliances and plenty of space to prepare and cook. This is a light-filled room with five character windows and room to relax and entertain. The hallway also leads on round to two bedrooms, a stylish family bathroom and a large cupboard. The principal bedroom benefits from a large walk-in cupboard and an en-suite shower room. High quality fittings have been used throughout this sympathetic renovation, with Neff appliances and Roca bathroom furniture and the site also benefits from ultra fast broadband. But care has also been taken to retain the listed features of this historic building and one can really feel a sense of history in this apartment.

Outside

The property benefits from a small seating area at the front and also one allocated parking space.

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 proceed up the A46 Bath Road. Pass the Bristol Road turning signposted for Horsley on your right and look out for the turning for Tetbury Lane on your left. Turn into this lane and The Maltings can be found a little way up on the right.

Property information

The property is leasehold with 999 years starting from 2024. The current annual maintenance charges are £1701.58. Electric panel heating, mains water and drainage. The council tax band is to be confirmed.

Each apartment includes carpet throughout, luxury vinyl to the kitchen and bathrooms and coir matting to the external doorway. Buyers will be offered a choice of carpet colours which will be fitted prior to completion, or a PC sum towards a soft flooring of their choice.

Local Authority

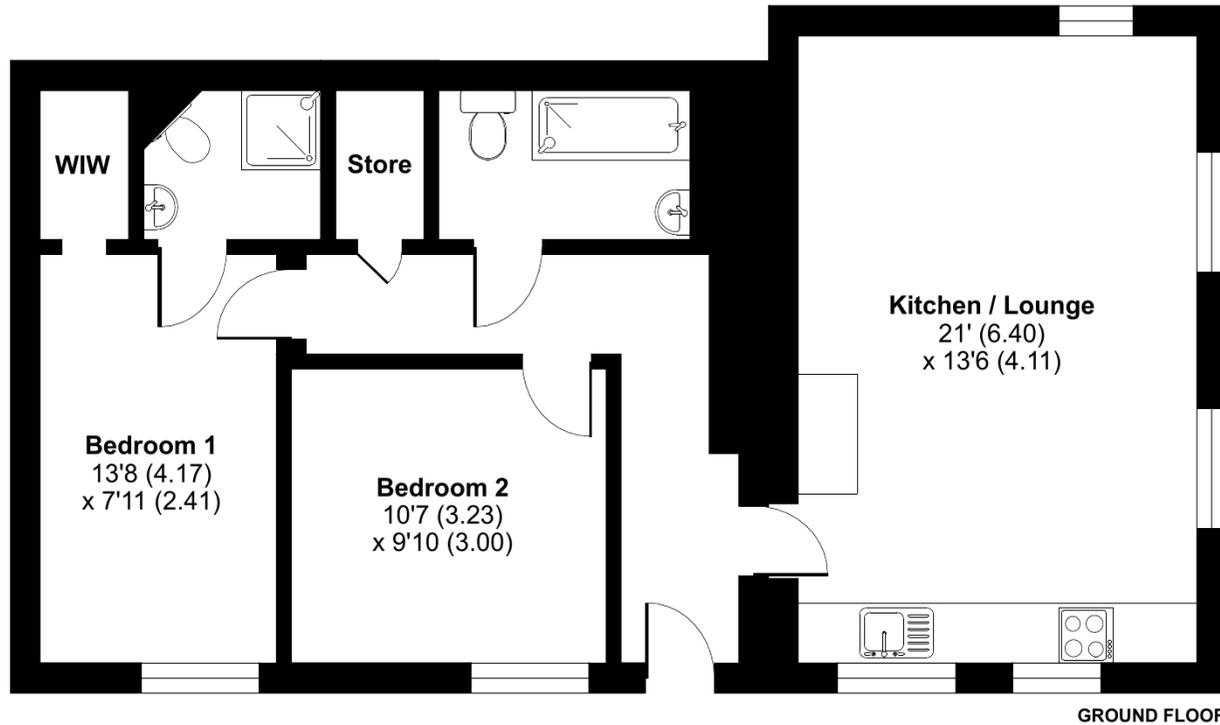
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



Tetbury Lane, Nailsworth, Stroud, GL6

Approximate Area = 735 sq ft / 68.2 sq m

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: 1169994

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.