



Apartment 2, Malt House, Tetbury Lane, Nailsworth, GL6 0JD
£369,950

PETER JOY
Sales & Lettings



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A stunning two bedroom character apartment in a converted maltings building conveniently located close to town with its own private entrance, 28' kitchen/living/dining room, two bathrooms and allocated parking. High quality fittings have been used throughout this sympathetic renovation.

LARGE ENTRANCE HALL, 28' KITCHEN/LIVING/DINING AREA, PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM, DOUBLE BEDROOM, BATHROOM AND ONE ALLOCATED PARKING SPACE

Viewing by appointment only

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Description

2 The Malt House is a superb 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, Grade II listed 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 and is one of the largest apartments in the development, with spacious accommodation, arranged over one floor, which is full of character, including wooden beams and exposed Cotswold stone and brickwork.

An entrance hall greets you - this good space has an original wooden ladder staircase retained as a decorative feature, with a door to a bedroom on the left. You move through into the inner hall, with the other rooms accessed from this space. The principal bedroom is to the right, and this double room has an en suite shower room. The living space is at the rear of the property, and this open plan room is really rather special. The living space opens out in front of you, with a step up to the dining level. There is room here for a long, statement table, and buyers may choose to create a seating area at the end of this space, to look back at the vaulted ceiling with a bank of roof lights – a real feature. Beyond this is the stylish kitchen. This area has been carefully planned, with integrated appliances and plenty of space to prepare and cook. These three areas work perfectly together, making for a wonderful space in which to relax, cook and entertain. High quality fittings have been used throughout this sympathetic renovation.

Outside

The property benefits from an allocated parking space.

Location

"What is this life if, full of care, we have no time to stand and stare?" - these are the opening lines of the world-famous poem Leisure by W H Davies, written in 1911 while he was living in a cottage at Watledge. Today, Nailsworth has changed a great deal since Davies' time, but there is still much to stand and stare at in the bustling town centre, 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. 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.

Agents note

The pictures displayed are CGI augmented images of the actual interior of the properties. Flooring, lighting and furniture has been added digitally to give buyers an indication of the how the spaces might be dressed when occupied. Please do let us know if you'd like to see the original undressed images – we'd be very happy to email them to you prior to a viewing.

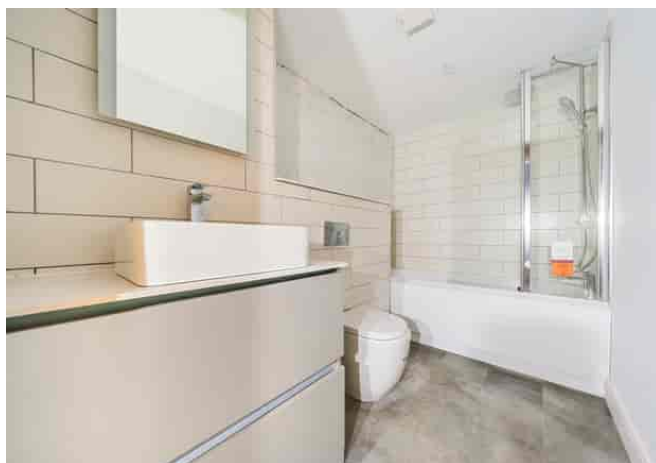
Each apartment includes carpet throughout, luxury vinyl to the kitchen and bathrooms and coir matting to the external doorway. Buyers will be offered a choice of carpet colours which will be fitted prior to completion, or a PC sum towards a soft flooring of their choice.

Property information

The apartment is leasehold. Annual charges to be confirmed. Electric heating, mains water and drainage. The council tax banding is to be confirmed.

Local Authority

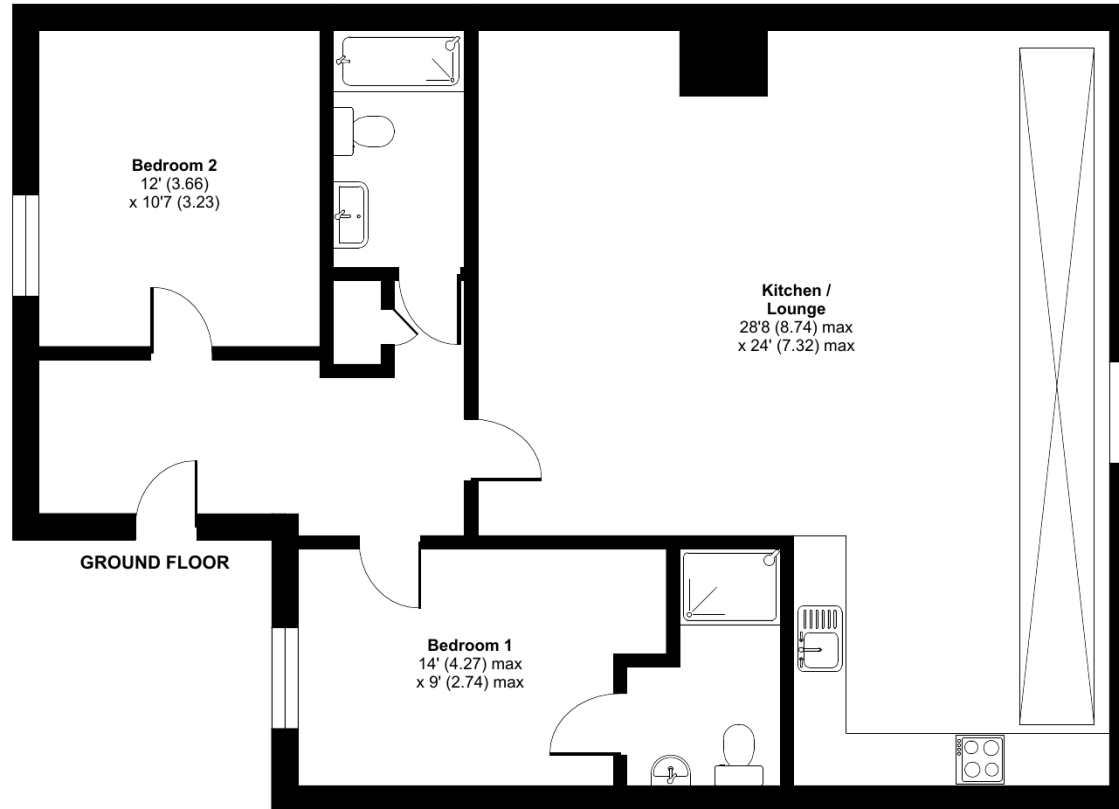
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



Tetbury Lane, Nailsworth, Stroud, GL6

Approximate Area = 1064 sq ft / 98.8 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 2023. Produced for Peter Joy Estate Agents. REF: 1104290

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.