



Apartment 2, Barley House Tetbury Lane, Nailsworth, GL6 0JD
£315,000



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A charming ground floor apartment in a Grade II listed former maltings, featuring original Cotswold stone details, a spacious open plan kitchen, two bedrooms, parking and a gravelled garden area, all within walking distance of Nailsworth's amenities.

ENTRANCE HALL, KITCHEN/LIVING/DINING AREA, BATHROOM, TWO BEDROOMS, DRESSING AREA/STUDY AND ALLOCATED PARKING FOR ONE VEHICLE WITH A GRAVELLED SEATING AREA ALONGSIDE.



Viewing by appointment only

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Description

Number 2 Barley House is a beautifully designed ground floor apartment in a Grade II listed former maltings building, tucked away on a quiet lane just above Nailsworth. This private and peaceful location is only a few minutes' walk from the vibrant heart of the town, with its independent shops, cafes, and scenic countryside walks. Part of the historic Maltings development, Barley House is a sympathetic conversion of this fascinating former industrial site into just 13 distinctive homes. Carefully reimaged to retain its heritage and charm, the building showcases original features while offering contemporary comforts throughout.

This particular apartment is located on the ground floor and benefits from two separate entrances, one from the communal hallway and another private entrance directly from the outside. The accommodation is arranged across one level and includes a double bedroom, a sleek and stylish bathroom, and a thoughtfully designed 22' open plan kitchen/living space. This room is subtly zoned by a breakfast bar, creating a natural divide between the kitchen and a flexible area that could serve as either a dining or sitting room. A tall feature window brings in plenty of light, making it a welcoming and practical space for everyday living. A doorway from the sitting room leads into a second bedroom, showcasing characterful exposed Cotswold stone walls. From here, a beautiful stone archway opens into an additional room that can also be accessed directly from the kitchen area via a separate opening. Bright and versatile, with multiple windows and its own external door, this final space could serve as a dressing room, home office, or second sitting room offering flexible options to suit a range of needs. Throughout the apartment, the renovation has been carried out with great attention to detail. High quality fittings have been used, including Neff appliances and Roca bathroom furniture. The property is double glazed and well insulated, and like all the apartments at The Maltings, it benefits from ultrafast broadband. A unique home, full of character and history, offering flexible living space within a thoughtfully restored period building within walking distance of this popular town.

Outside

The property benefits from a gravelled area at the front, with space for a table and chair set. There is also one allocated parking space, also at the front of the property.

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.

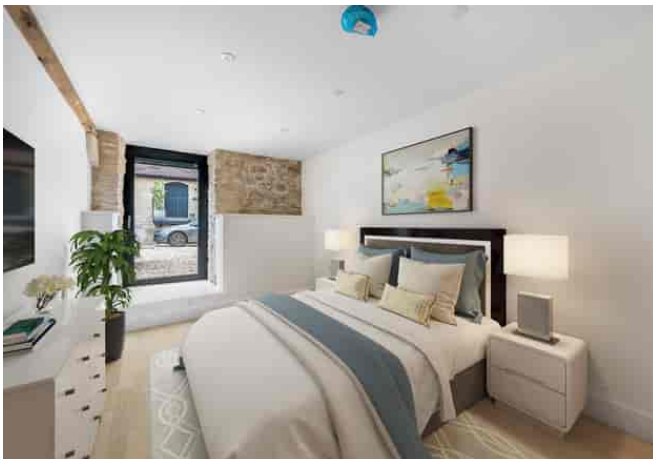
Property information

The property is leasehold with 999 years starting from 2024. The current annual maintenance charges are £1713.19. 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



2 Barley House, The Maltings, GL6 0JD

Approximate Gross Internal Area = 69.0 sq m / 743 sq ft

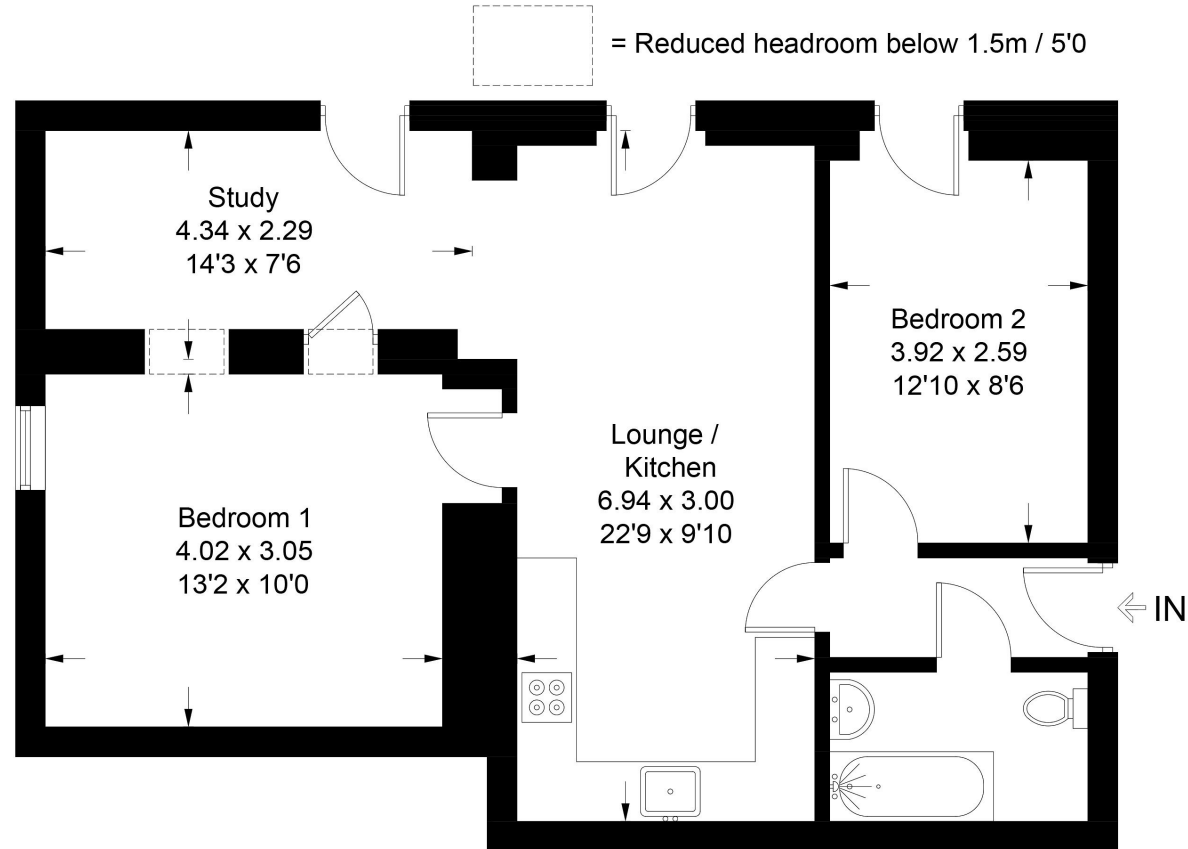


Illustration for identification purposes only, measurements are approximate,
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These sales particulars are prepared in good faith and are for general guidance only. We have not tested the services, appliances and fittings nor carried out a detailed survey 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.