



1 Tinkley Lane, Nympsfield, Stonehouse, Gloucestershire, GL10 3UH
£320,000

PETER JOY
Sales & Lettings



1 Tinkley Lane, Nympsfield, Stonehouse, Gloucestershire, GL10 3UH

A Cotswold stone terraced cottage in the heart of this popular village of Nympsfield with sitting room, kitchen/breakfast room and three bedrooms (Draft details)

ENTRANCE LOBBY, SITTING ROOM WITH WOOD BURNING STOVE, RECEPTION ROOM/BEDROOM 3, KITCHEN/BREAKFAST ROOM, TWO BEDROOMS, BATHROOM AND SMALL OUTSIDE AREA



Viewing by appointment only

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Description

1 Tinkley Lane is a charming Cotswold stone cottage in a popular rural village. This cottage is perfect for those that are looking for a lock and leave or a buy to let as there is no garden here to maintain but with fantastic countryside walks from the doorstep. The flexible accommodation is spread over two floors with character features throughout. On the ground floor is a small entrance lobby, sitting room with free-standing cast iron log burning stove, built in shelving and door with staircase leading to the first floor. There is a second reception room to the front of the cottage this has also been used as a bedroom previously. The kitchen/breakfast room is positioned at the back of the cottage with a door to a small outside space. Bedroom two is also located on the ground floor with a good storage area. On the first floor there is a bright landing space making this an ideal area for a small desk or hobbies area. Bedroom one is a lovely room with exposed beams, the spacious bathroom can also be found on this level with bath with shower over and storage cupboard.

Location

Nymphsfield is located high on the Cotswold escarpment close to both Woodchester Park and Coaley Peak from where spectacular views across the Severn Vale can be enjoyed. The village provides local amenities including a pub, primary school and churches and there is a local gliding club situated within half a mile. The lively Cotswold town of Nailsworth is approximately two miles away and provides a range of shops including three supermarkets and a number of speciality outlets, several renowned restaurants and both state and private schooling. Bus services from here connect with Stroud where a full range of shopping, educational and leisure facilities can be found. Stroud railway station offers main line services to London and Gloucester whilst Cam and Dursley station about five miles from Nymphsfield provides commuter links to Bristol. Junctions of the M4 and M5 motorways are within approximately 16 and 8 miles respectively, facilitating access to nearby commercial centres, London, the Midlands and South Wales.

Directions

From our Nailsworth Office turn left and left again at the mini roundabout and proceed up Spring Hill. Continue through Forest Green passing the Primary School and Football Club on your left hand side and continue up onto Tinkley Lane. Keep on this lane for approximately two miles and as you approach the village, the cottage can be found on the left hand side just on the T junction.

Property information

The property is freehold. Oil central heating via radiators, mains electricity, water and drainage. The council tax band is B. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available are standard, and you are likely to have service from O2 and Vodafone.

Local Authority

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



Tinkley Lane, GL10

Approximate Area = 882 sq ft / 81.9 sq m

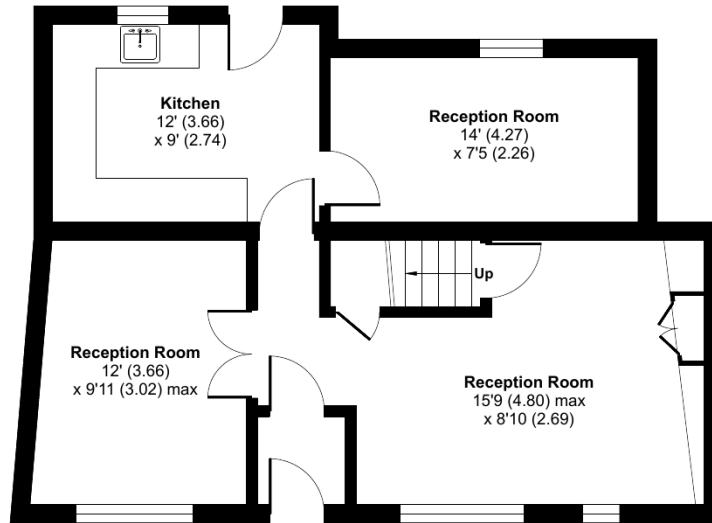
Limited Use Area(s) = 65 sq ft / 6 sq m

Total = 947 sq ft / 88 sq m

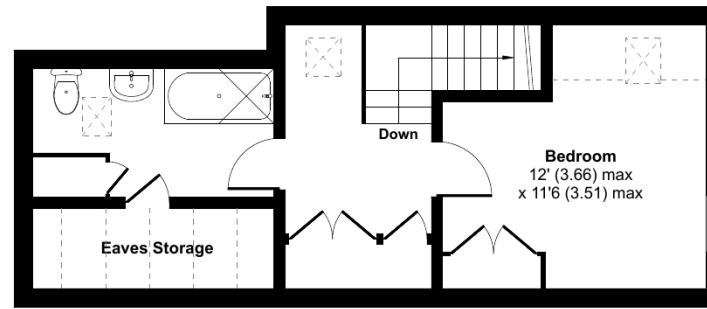
For identification only - Not to scale



Denotes restricted head height



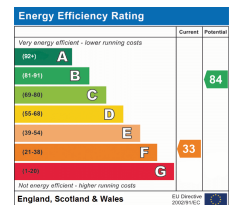
GROUND FLOOR



FIRST FLOOR



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: 1132647



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.