



The Puzzle House, Old Bristol Road, Nailsworth, Gloucestershire, GL6 0LF
Price guide £650,000



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A stylish detached house in a great position just above Nailsworth centre with a first class open plan living area, a garden room with balcony, four bedrooms, bath and shower rooms, parking and garden and a super view over the chimney pots of Nailsworth and Johnsons Pool.

ENTRANCE HALL, OPEN PLAN LIVING AREA WITH KITCHEN, DINING AREA AND SITTING ROOM, GARDEN ROOM, PRINCIPAL SUITE WITH BEDROOM, DRESSING ROOM AND BATHROOM, SHOWER ROOM, THREE FURTHER BEDROOMS, CELLAR, PARKING AND REAR GARDEN WITH A SUPERB OUTLOOK.

Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

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Description

The Puzzle House is an individual detached house in a great position just above Nailsworth centre. This location is very much part of the thriving local community, with the shops and amenities of the town close by and country walks just up the road. The current owners have lived in The Puzzle House for ten years, and have made a stylish, comfortable home here. The property has been a quiet, peaceful family space during that time, with spacious accommodation arranged over three floors. An entrance hall, shower room and first class open plan living area are on the ground floor. This impressive space is really three rooms in one, with a well appointed kitchen area, dining area and sitting area all connected together, making for a open, easy space to live in.

Stairs lead down from the hall to the lower ground floor. There is another living area on this level - an airy garden room, with vaulted ceiling and bi-fold doors that open on to a balcony. There are also two bedrooms on this floor, one of which is the principal bedroom, with an en suite dressing room and bathroom. A large landing with picture window and two further bedrooms are at the top of the house, on the first floor. There are three useful cellar rooms below the house, and these are accessed from the garden. There are some lovely design touches found around the property, and the windows at the rear take in a superb outlook over the chimney pots of Nailsworth and Johnsons Pool.

Outside

The property benefits from parking and a rear garden with a superb view over Johnsons Pool. The side by side parking is at the front of the property, at front door level, with steps down to a courtyard area with coal shed. The garden is to the rear of the house, with a balcony accessed from both the garden room and the dressing area. The garden is below this - a level lawn surrounded with raised planted borders and a grand old Monkey Puzzle tree. There is another level below this, and this is gravelled, and enclosed with fencing.

Location

The property is situated just above Nailsworth town. 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 office proceed up the Bath Road and turn for Horsley. Pass the town hall on the right, and the property can be found a couple of doors along, on the right.

Tenure

Freehold

Services

We understand that all mains services are connected to the property.

Council Tax

Band D

Local Authority

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

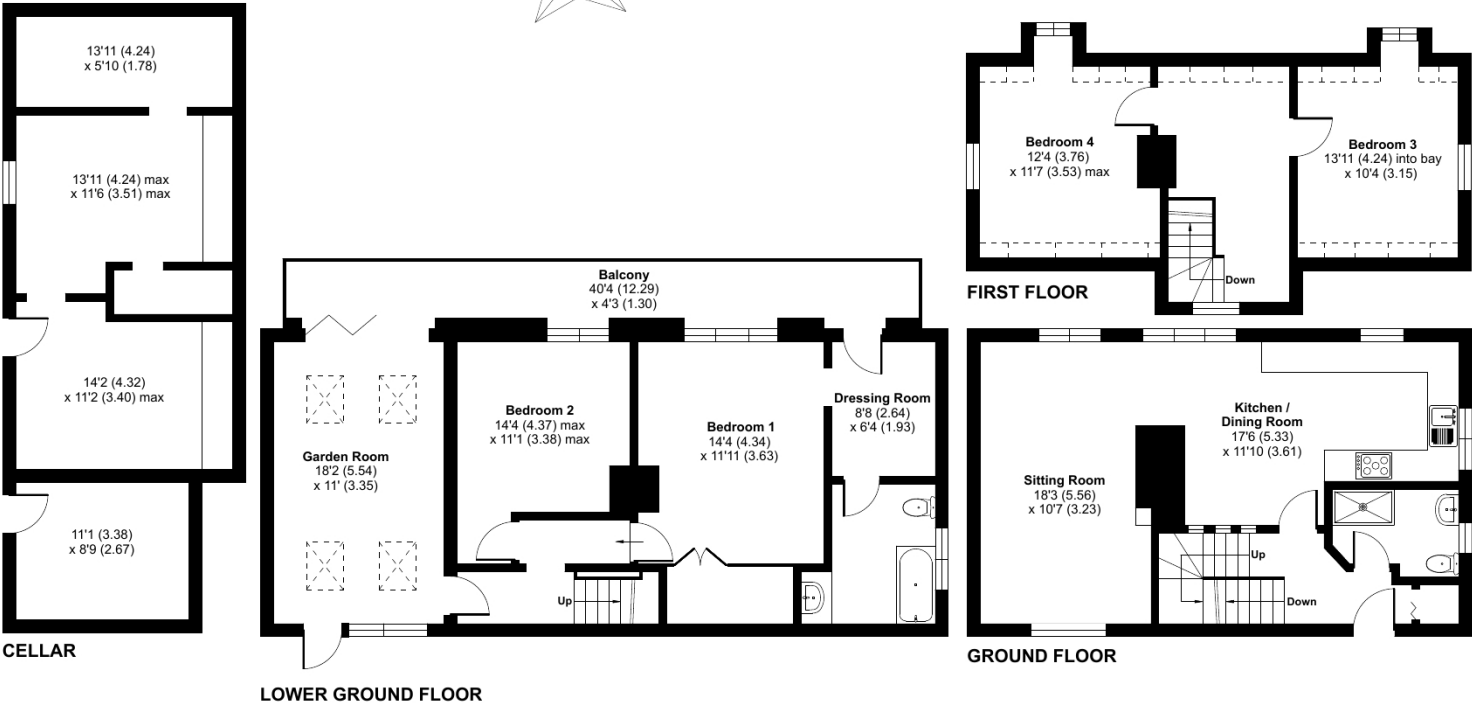


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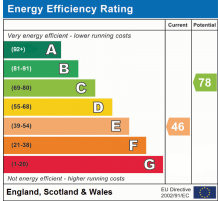
Approximate Area = 2114 sq ft / 196.3 sq m
 Limited Use Area(s) = 49 sq ft / 4.5 sq m
 Outbuilding = 99 sq ft / 9.1 sq m
 Total = 2262 sq ft / 209.9 sq m

For identification only - Not to scale

Denotes restricted head height



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: 1078222



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.