



4 Playnes Mill, Dunkirk Mills, Inchbrook, Stroud, Gloucestershire, GL5 5HB
£259,950

PETER JOY
Sales & Lettings



4 Playnes Mill, Dunkirk Mills, Inchbrook, Stroud, GL5 5HB

A stunning three bedroom penthouse apartment located within this popular mill conversion with lovely communal grounds

COMMUNAL HALL WITH LIFT, ENTRANCE HALL, WET ROOM, SITTING/DINING ROOM, KITCHEN, MEZZANINE LEVEL, STUDY (CURRENTLY BEING USED AS A STORE ROOM), THREE BEDROOMS (PRINCIPAL BEDROOM WITH EN-SUITE BATHROOM), PARKING, USE OF GYM AND TENNIS COURT

Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

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Description

A well presented penthouse apartment situated in the prestigious Dunkirk Mills development. This location, on the outskirts of Nailsworth, allows for easy access to the shops and amenities of the town with country walks on the doorstep. The characterful accommodation is light and airy and well presented throughout. The accommodation comprises: Entrance hall with entry phone, wet room/WC, sitting/dining room with exposed timbers, an upgraded kitchen with built in appliances and granite worktops. Stairs lead up from the dining area to a useful mezzanine landing ideal as a hobbies room or for the occasional sleepover with skylight and Velux windows with small landing off leading to a store room. Stairs from the landing lead down to a small bedroom currently used as a study. There are two further bedrooms (principal bedroom with en suite bathroom and built in wardrobes).

Outside

The apartment has allocated parking and ample visitors parking. It also benefits from the use of leisure facilities including the use of a gymnasium, sauna, changing facilities, outdoor tennis court and use of the extensive grounds with a useful BBQ area, mill pond and wildlife sanctuary. There is also access to the cycle track/footpath which takes you to Nailsworth and Stroud.

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. 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 turn left and proceed straight over the mini roundabout in the direction of Stroud. Proceed for about one mile where Dunkirk Mills can be found on the right hand side. Take the second entrance into the complex where there is ample parking.

Agents note

Under the terms of the lease this property can be let under an Assured Shorthold Tenancy but not as a holiday let.

Tenure

The flat is leasehold with the balance of 199 years commencing 1988. The current annual maintenance charges are £5973.40 including ground rent and buildings insurance.

Services

Electric heating, mains water and drainage.

Council Tax

The council tax banding is D.

Local Authority

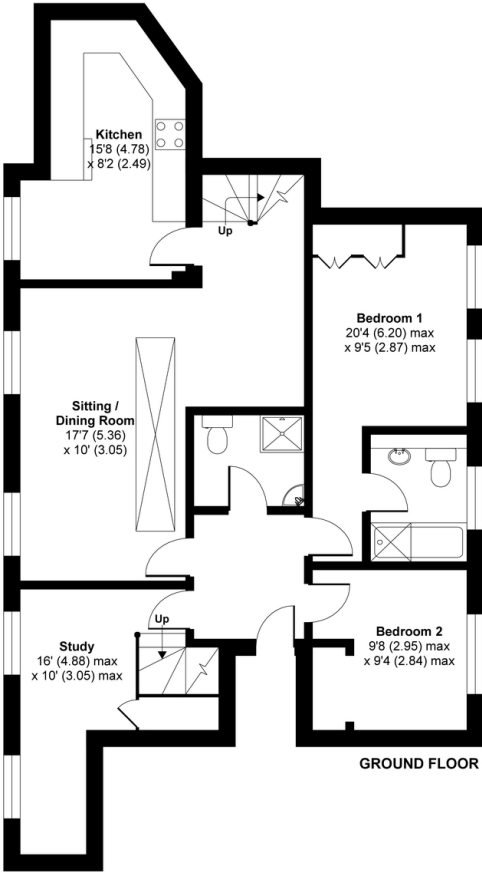
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



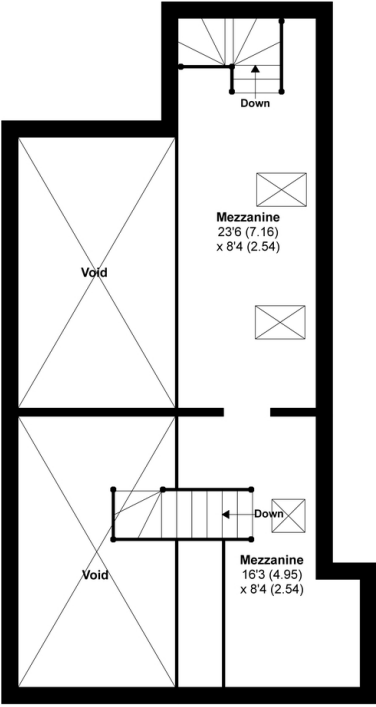
Dunkirk Mills, Inchbrook, Stroud, GL5

Total = 1307 sq ft / 121.4 sq m (excludes voids)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Peter Joy Estate Agents. REF: 741182

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.