



3 Walkers Mill, Dunkirk Mills, Inchbrook, Stroud, Gloucestershire, GL5 5HB
£275,000

PETER JOY
Sales & Lettings



3 Walkers Mill, Dunkirk Mills, Inchbrook, Stroud, GL5 5HB

A lovely two bedroom apartment in a Grade II Listed former woollen mill with 18' sitting/dining room, bath and shower rooms and use of communal grounds and leisure facilities

COMMUNAL HALL WITH LIFT, ENTRANCE HALL, KITCHEN WITH CONTEMPORARY UNITS, 18' SITTING/DINING ROOM, TWO DOUBLE BEDROOMS, BATH AND SHOWER ROOMS, PARKING, COMMUNAL GROUNDS, USE OF SWIMMING POOL, GYM AND TENNIS COURT

Viewing by appointment only

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Description

A beautifully presented second floor 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 countryside walks on the doorstep. The original mill buildings were converted to offer residential accommodation some thirty years ago, with Walkers Mill the most recently renovated. This particular apartment has been the subject of a comprehensive refurbishment programme, with first class accommodation arranged over one floor. This comprises an entrance hall with cloaks cupboard, kitchen with contemporary units and outlook over the mill race, lovely 18' sitting/dining room, inner hall, master bedroom with en suite bathroom, shower room and further double bedroom. Character features are found throughout the property and every window enjoys a good outlook, with the kitchen and sitting room windows looking out on to the stream and the rear.

Outside

The property benefits from parking on the site and there is ample visitors parking. It also enjoys the use of leisure facilities including a gymnasium, sauna, changing facilities and outdoor tennis court. There are extensive communal grounds for residents to enjoy, with a BBQ area, mill pond and wildlife sanctuary. There is also access to the cycle track/footpath, which takes you to Nailsworth and Stroud.

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 turn left and proceed over the mini roundabout in the direction of Stroud. Proceed for a about a mile, where Dunkirk Mills can be found on the right-hand side. Take the first 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.

Property information

The property is leasehold with 199 years starting from 1988. The current annual maintenance charges are £4,000 per annum. Electric heating, mains water and drainage. The council tax band is C. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include superfast, and you are likely to have full service from all major mobile providers outside the property, although reception may be limited inside the house.

Local Authority

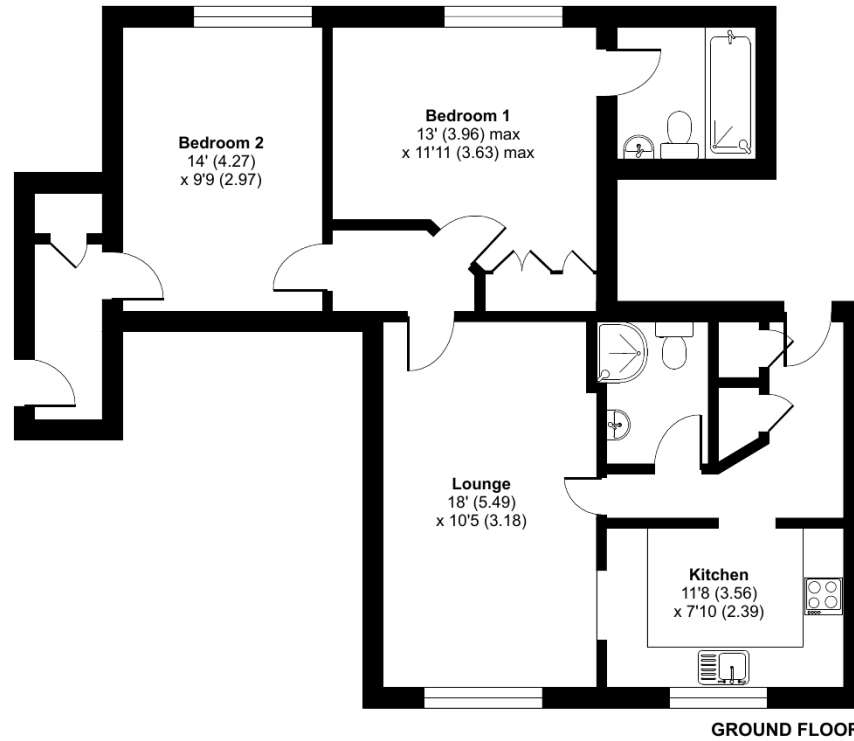
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



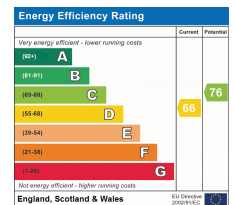
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Approximate Area = 833 sq ft / 77.4 sq m

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: 1178955



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.