



16 The Old Warehouse, Longfords Mill, Minchinhampton, GL6 9LS
£249,950

PETER JOY
Sales & Lettings



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A beautifully presented two bedroom second floor apartment within the Grade II listed Old Warehouse at Longford's Mill, combining original character with modern comfort and enjoying light, spacious accommodation, allocated parking, and a peaceful setting within this sought after development

ENTRANCE HALL, 20' OPEN PLAN KITCHEN/SITTING/DINING ROOM, TWO BEDROOMS, SHOWER ROOM AND ALLOCATED PARKING



Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

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Description

A beautifully presented and spacious apartment occupying a prime position on the second floor of The Old Warehouse, an impressive Grade II listed mill building forming part of the highly sought after Longford's Mill development. This unique setting combines the charm of historic architecture with the comfort of modern living. The development features a mix of characterful period conversions and attractive cottage style homes, set within acres of beautifully maintained communal grounds. Residents benefit from a well managed scheme designed to protect the surrounding environment, watercourses, and natural wildlife habitats, creating a peaceful and sustainable community.

The apartment enjoys an abundance of natural light and retains many original features that reflect its industrial heritage. The accommodation includes a welcoming entrance hall with storage, a generous open plan sitting, dining, and kitchen area with dual aspect windows, a spacious double bedroom with built-in wardrobe, and a second bedroom or study, ideal for flexible use. Completing the property is a stylish contemporary shower room.

Outside

There is allocated parking for one vehicle.

Location

The Longfords Mill development can be found on the outskirts of the popular town of Nailsworth. 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

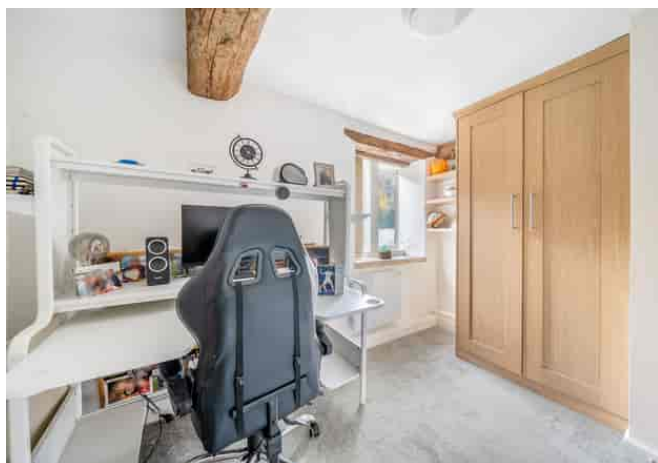
From our Nailsworth office turn right towards Avening. At the traffic lights just after the Weighbridge Inn, turn left into Longfords Mill, follow the road down the hill and continue round to the left and go over the bridge where the Old Warehouse can be found.

Property information

The property is leasehold with 999 years starting from 2005. The current annual maintenance charges are £1800 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. These results are predictions and not a guarantee. Actual services available may be different depending on the particular circumstances and the precise location of the user.

Local Authority

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



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Approximate Gross Internal Area = 67.5 sq m / 726 sq ft

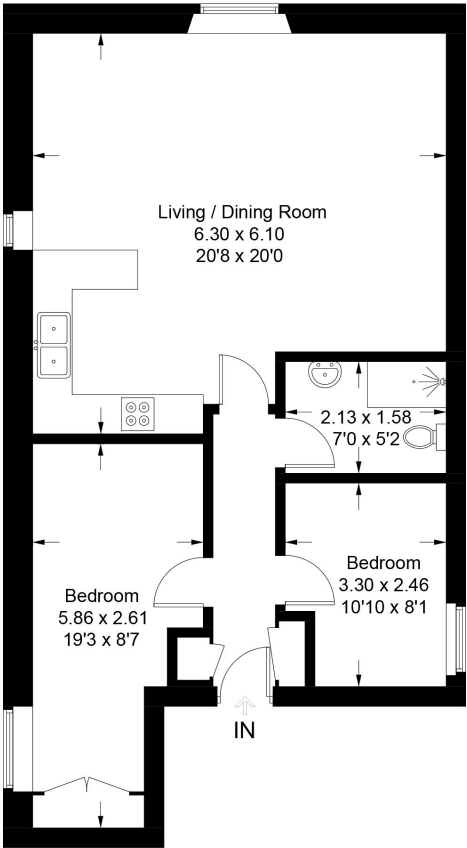
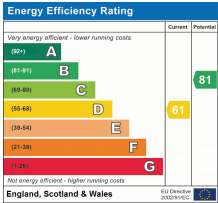


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1255892)



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.