



Elsinore, Nymphsfield Road, Nailsworth, Stroud, Gloucestershire, GL6 0EU  
Offers over £450,000

**PETER JOY**  
Sales & Lettings



## Elsinore, Nymphsfield Road, Nailsworth, Stroud, GL6 0EU

Offered CHAIN FREE - a delightful, detached Cotswold stone cottage within walking distance of Nailsworth, which has been beautifully refurbished by the current owners, with three double bedrooms, charming gardens, parking and garage

HALLWAY, NEW KITCHEN, SNUG, SITTING/DINING ROOM, UTILITY ROOM, THREE DOUBLE BEDROOMS, NEW BATHROOM, WALK-IN WARDROBE, BEAUTIFUL GARDENS, GARAGE AND PARKING



Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

t: 01453 833747

Email: [nailsworth@peterjoy.co.uk](mailto:nailsworth@peterjoy.co.uk)



## Description

This stunning cottage high above Nailsworth combines olde worlde charm with a truly stylish modern interior. The property has been completely renovated in the last three years by the current owners inside and out, to a very high standard, and now has a new kitchen and bathroom, new windows and doors, new carpets, vintage-style radiators and also new electrics throughout. But the owners have retained the period charm of Elsinore with its exposed Cotswold stone walls, original beams, inglenook fireplace and mullion windows. The property dates back to at least 1840, but the owners believe it could pre-date that, as it once had a different name.

A large hallway with original beams and storage leads into a beautiful sitting/dining room with a wealth of beams and a large Cotswold stone inglenook fireplace housing a new wood-burning stove. A useful new utility room/downstairs toilet has been created leading off from this room, as well as double doors out to the garden. Also on this floor there is a delightful beamed snug with bespoke solid oak cupboards and a cast iron feature fireplace, as well as a stylish new contemporary kitchen in shades of black and cream. Open tread stairs lead up to the first floor, where there are three double bedrooms, all with exposed Cotswold stone walls, and a stunning new bathroom with an all-in-one shower/jacuzzi/steam room and bath. Two of the bedrooms have built-in cupboards and there is also a clever walk-in wardrobe off the landing. The property has double glazing throughout.

## Outside

The gardens wrap around the cottage and are delightful, with paths winding among lavender bushes, lawns and flower beds and a number of mature trees. The gardens have been completely landscaped by the current owners with new fences and walls and clever use of outdoor lighting - the two patio areas and large pergola with barbecue all have power running to them and outside sockets, while the tree at the front can be lit up at night. The seating areas allow you to follow the sun throughout the day. There is also a new wood store, a small orchard area with apple, pear and plum trees and an extra piece of garden where the old piggy has been converted into a greenhouse. The gardens offer views towards Minchinhampton Common and have been a real labour of love for the owners. The property also has a single garage and a new paved area with parking for three cars within the plot.



## 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 Nailsworth office, turn left at the mini roundabout and proceed up Spring Hill for about one mile, passing over the mini roundabout with the school on your left. The property will be found a little further along on the right-hand side as identified by our For sale board.

## Agents Note

The owners haven been advised that it might be possible to obtain planning permission to build within the garden and they are in the process of arranging an overage condition so that they benefit from any future development.

## Tenure

Freehold

## Services

Gas central heating, mains electricity, drainage and water.

## Council Tax

The council tax banding is E.

## Local Authority

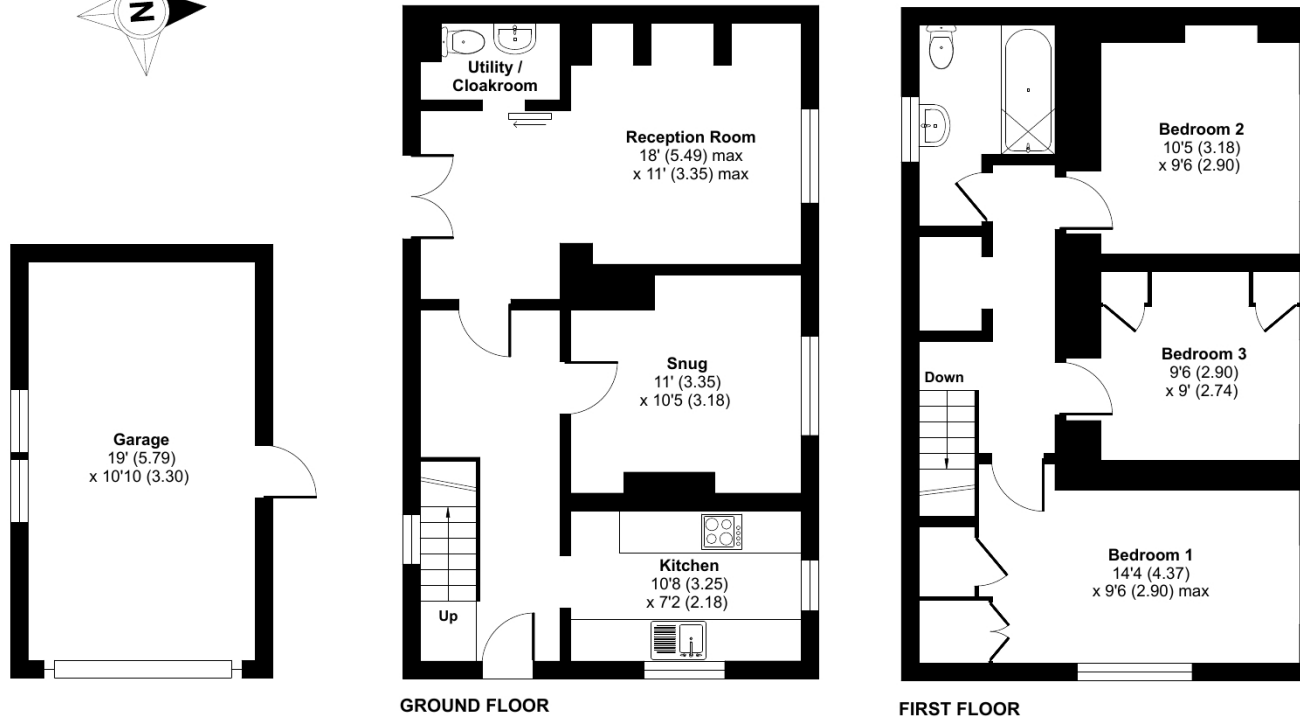
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



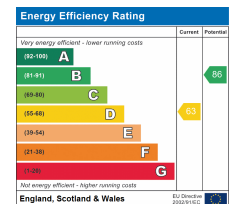
# Nymphsfield Road, Forest Green, Nailsworth, Stroud, GL6

Approximate Area = 1312 sq ft / 122 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Peter Joy Estate Agents. REF: 877132



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.