



The Old Counting House, Dunkirk Mills, Inchbrook, GL5 5HG
£450,000



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Offered CHAIN FREE - a unique detached Cotswold stone detached property situated in the prestigious Dunkirk Mills Development overlooking the mill stream

SITTING/DINING ROOM, KITCHEN, BATHROOM, PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM, TWO FURTHER DOUBLE BEDROOMS, STREAMSIDE GARDEN AND PARKING FOR TWO VEHICLES



Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

t: 01453 833747

Email: nailsworth@peterjoy.co.uk



Description

The Old Counting House is a detached single storey Cotswold stone property located within the lovely grounds of Dunkirk Mills. This location, on the outskirts of Nailsworth, allows for easy access to the shops and amenities of the town with countryside walks and the cycle track on the doorstep. The original Grade II listed mill buildings were converted to offer residential accommodation some thirty years ago, and we understand that this building was originally an office for the mill. It now offers well presented characterful accommodation over two floors. An entrance area with spacious sitting room/dining room with doors that open onto the garden and enjoying views of the millstream, fitted kitchen, family bathroom, principal bedroom with en-suite shower room and another double bedroom are on the ground floor. A staircase leads off the sitting room up to a mezzanine area providing a further bedroom or study with storage.

Outside

There is allocated parking immediately in front of The Old Counting House providing two off road spaces. The gardens wrap around the property with a lovely, paved seating area that overlooks the stream where one can sit and relax along with some lawn. Onsite facilities include the use of a gymnasium, sauna, changing facilities, outdoor tennis court, and the use of the extensive grounds with BBQ area, millpond and wildlife sanctuary. Bike store. There is also access to the cycle/footpath that takes you into Nailsworth.

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 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 and follow the road round to the left over the bridge where the Old Counting House can be found on the left hand side.

Property information

The property is leasehold with the balance of 199 years commencing 25 March 1988. The current annual service charges are £2,481.12 per annum. Electric heating, mains water and drainage. The council tax band is D. 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 service from the main service providers (EE, Three, O2 and Vodafone)

Local Authority

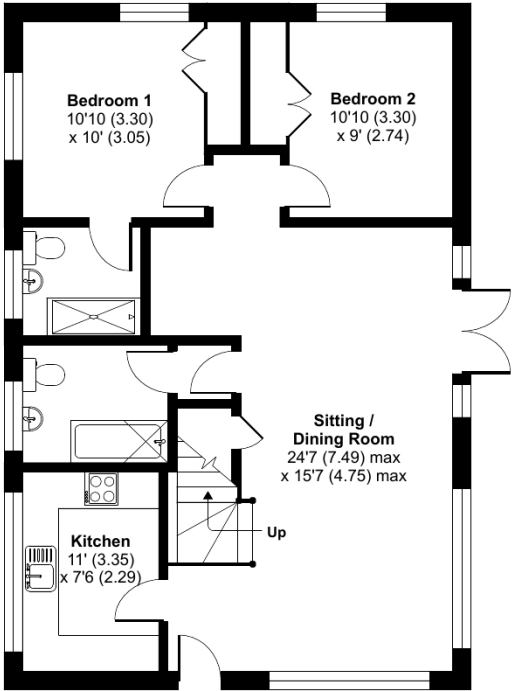
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



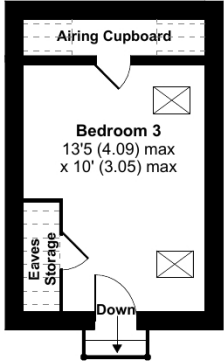
Dunkirk Mills, Inchbrook, Stroud, GL5

Approximate Area = 981 sq ft / 91.1 sq m
 Limited Use Area(s) = 27 sq ft / 2.5 sq m
 Total = 1008 sq ft / 93.6 sq m

For identification only - Not to scale



GROUND FLOOR

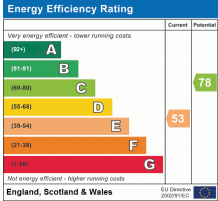


FIRST FLOOR

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: 1102262



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.