



11 Coopers, Mill, Dunkirk Mills, Inchbrook, Gloucestershire, GL5 5HH  
£255,000

**PETER JOY**  
Sales & Lettings



## 11 Coopers, Mill, Dunkirk Mills, Inchbrook, Gloucestershire, GL5 5HH

A lovely two bedroom duplex apartment set within the prestigious Dunkirk Mills with its own front door and enjoying views over the stream

ENTRANCE HALL, CLOAKROOM, TWO DOUBLE BEDROOMS, SHOWER AND BATHROOMS, SEPARATE KITCHEN, OPEN PLAN SITTING/DINING ROOM, PARKING, COMMUNAL GARDENS AND USE OF LEISURE FACILITIES

Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

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





### Description

11 Coopers Mill is a stunning two storey apartment with the benefit of its own front door. Located in the popular Dunkirk Mill complex on the edge of Nailsworth town centre, this grade II listed mill building was sympathetically renovated some forty years ago and retains a lot of the original character and heritage. A timber front door leads into a entrance hall with a cloakroom and doors to both bedrooms. The principal bedroom has dual aspect windows and benefits from an en-suite bathroom whilst bedroom two has its own en-suite shower room. Stairs lead up from the hallway into a stunning open plan sitting room/dining room with windows to front and rear, the windows to the front have secondary double glazing. This room is oozing with character features with exposed beams and stone work. There is also a useful store cupboard just off the dining area. The kitchen is separate to the rest of the accommodation and has contemporary units and built in appliances and a window overlooking the stream.

### Outside

The apartment has allocated parking and ample visitors parking. It also benefits from the use of leisure facilities including the use of a swimming pool, 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

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 straight over in the direction of stroud. Continue past the Shell Garage and take the first turning on the right hand side into Dunkirk Mills. There is ample parking in front of Coopers Mill.

### Agents note

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

The lift is currently not in use as it is undergoing repairs

### Property information

The property is leasehold with the balance of 199 years commencing 1988. The current annual maintenance charges are £4800 including ground rent and buildings insurance.. Electric heating, mains water and drainage. The council tax band is B. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include superfast, however service from the main service providers (EE, Three, O2 and Vodafone) is limited.

### Local Authority

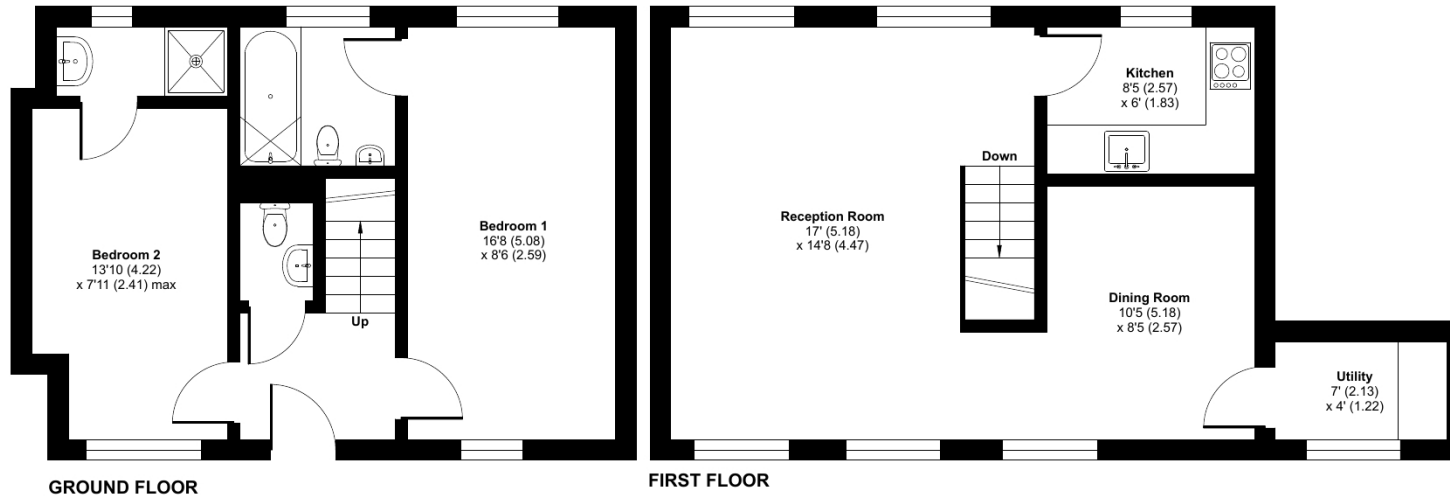
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



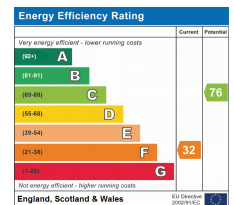
# Coopers Mill, Dunkirk Mills, Inchbrook, Stroud, GL5

Approximate Area = 826 sq ft / 76.7 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 2024. Produced for Peter Joy Estate Agents. REF: 1122683



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.