



1 Coopers Mill, Dunkirk Mills, Inchbrook, Gloucestershire, GL5 5HH  
£210,000

**PETER JOY**  
Sales & Lettings





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

A well presented ground floor apartment in a Grade II Listed former woollen mill conversion with two bedrooms, 17' sitting room/dining room, views over the stream and lovely communal grounds

COMMUNAL HALL, ENTRANCE HALL, TWO BEDROOMS, BATHROOM ON THE GROUND FLOOR WITH SPIRAL STARCASE LEADING TO AN OPEN PLAN SITTING ROOM/DINING ROOM AND KITCHEN, PARKING, COMMUNAL GARDENS, USE OF SWIMMING POOL, GYM AND TENNIS COURT

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

Areas of Dunkirk Mills date back to as early as 1798 and these buildings have vast history and immense character throughout. The original mill buildings were converted to offer residential accommodation about 30 years ago. 1 Coopers Mill is located at the southerly end of this grade II listed complex and has the advantage of its own private entrance overlooking the stream as well as the communal entrance located at the front of the building. Arranged over two floors this very attractive apartment retains a great deal of charm and character features with light and airy accommodation. Communal entrance with front door leading into hallway with exposed stone walls and spiral staircase to the first floor, two bedrooms (principal bedroom with built-in double wardrobe) and recently decorated shower room are on the ground floor with a spiral staircase leading up to a stunning open plan sitting room/dining room with own private back door fronting onto the stream, attractive leaded light window with window shutters and window seat overlooking the grounds. The modern kitchen is less than five years old and incorporate an electric hob and new electric oven.

### 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 a bike store and direct access onto the cycle track/footpath, which takes you the scenic route into Nailsworth (approx 1/2 a mile) 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 (3.5 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 £4259.72 per annum. 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 standard and 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

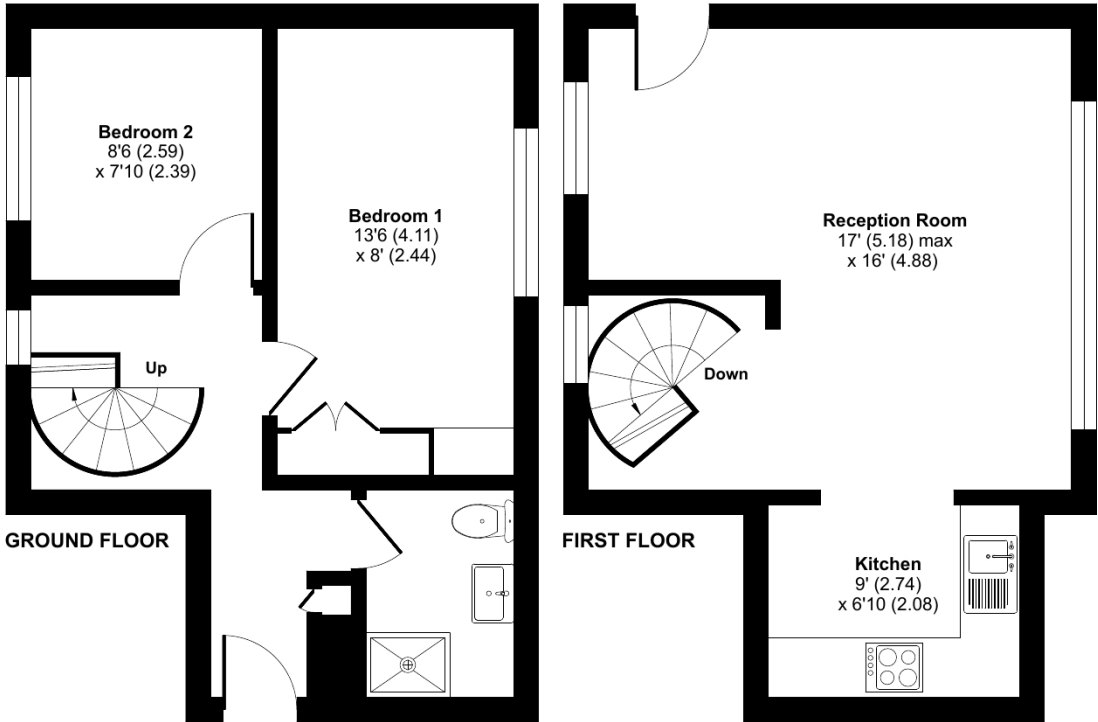
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



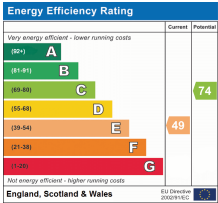
# Inchbrook, Stroud, GL5

Approximate Area = 640 sq ft / 59.5 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 2022. Produced for Peter Joy Estate Agents. REF: 870935



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.