



Kyam, 3 Powis Court, Dark Lane, Nailsworth, Gloucestershire, GL6 0DR
Price guide £525,000



Kyam, 3 Powis Court, Dark Lane, Nailsworth, Gloucestershire, GL6 0DR

A detached home on the edge of Nailsworth with stunning valley views and approx 0.17 acre paddock. With three bedrooms, two bathrooms and a 24' sitting/dining room, it is full of potential and offers great scope to create a dream home (Lead photo is taken from the rear)

ENTRANCE HALL, KITCHEN, STUDY, 24' SITTING/DINING ROOM, UTILITY, PRINCIPAL BEDROOM WITH BALCONY AND EN-SUITE BATHROOM, TWO FURTHER BEDROOMS, BATHROOM, GARDEN, APPROX 0.17 ACRE PADDOCK WITH STABLE, GARAGE EN-BLOC AND DRIVEWAY PARKING

Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

t: 01453 833747

Email: nailsworth@peterjoy.co.uk





Description

Situated on the outskirts of Nailsworth, this delightful, detached home enjoys a lovely location with a small paddock measuring approximately 0.17 acres ideal for keeping a small pony with breathtaking southerly views over the valley. It's a tranquil spot that still offers the convenience of being within walking distance of the town centre, with its array of shops, cafés, and amenities. While the property needs modernisation, it presents an exciting opportunity for a buyer looking to create their perfect home, and with its generous space and fantastic setting, the potential is limitless. The house is essentially a blank canvas, ready to be transformed into something special.

As you step in through the entrance porch, you're greeted by a spacious hallway. Off the hallway, you'll find the kitchen, offering ample space to create a modern culinary haven. This level also includes a study, perfect for home working or a quiet retreat, as well as a convenient WC. A few steps down, you'll find the impressive 24' sitting/dining room. This generously sized room is ideal for both relaxing and entertaining, with French doors opening onto the garden and creating a seamless indoor/outdoor living experience. Additionally, a handy utility room is located on this level with a door providing access to the side of the property. Upstairs, the first floor accommodates three well-proportioned bedrooms. The principal bedroom is particularly impressive, featuring double doors that open onto a large balcony, offering spectacular views over the valley – an ideal spot to enjoy your morning coffee or unwind at the end of the day. This room also benefits from a spacious en-suite bathroom. There are two additional double bedrooms as well as a family bathroom that serves the rest of the floor.

Outside

Outside, the property continues to impress. At the rear, there's a paved terraced area that flows from the sitting/dining room and leads onto a lawned garden – perfect for outdoor gatherings. The property also boasts a stable and a paddock measuring approximately 0.17 acres ideal for equestrian use, or simply for additional space to enjoy the outdoors. To the front, there is a garage en-bloc and driveway parking for a couple of cars. This home offers a rare combination of stunning views, great potential, and outdoor space, including its very own paddock. Whether you're looking for a renovation project or a peaceful retreat in a wonderful location, this property is sure to appeal.

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 proceed down the hill to the roundabout. Take the first exit and continue up Spring Hill, passing the turning for Nailsworth Centre (Old Market). Pass the turnings for Fewster Road and Churchill Road on the left and continue. Take the next sharp left turn into Burma Road and continue taking the next left into Dark Lane and the entrance into Powis Court is a short way along on the right hand side. Kyam is the last house on the right hand side as identified by our for sale board.

Property information

The property is freehold. Gas central heating, mains electricity, water and drainage. The council tax band is F. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include standard and superfast connections, 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

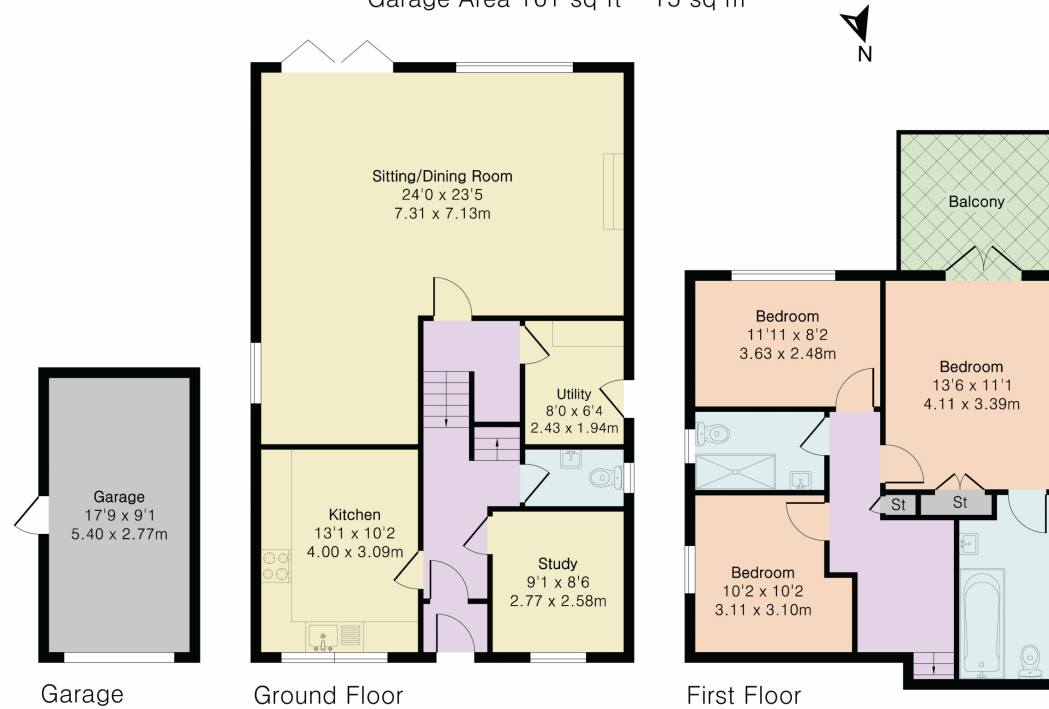


Approximate Gross Internal Area 1613 sq ft - 150 sq m

Ground Floor Area 875 sq ft – 81 sq m

First Floor Area 577 sq ft – 54 sq m

Garage Area 161 sq ft – 15 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



PETER JOY
Sales & Lettings

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.