

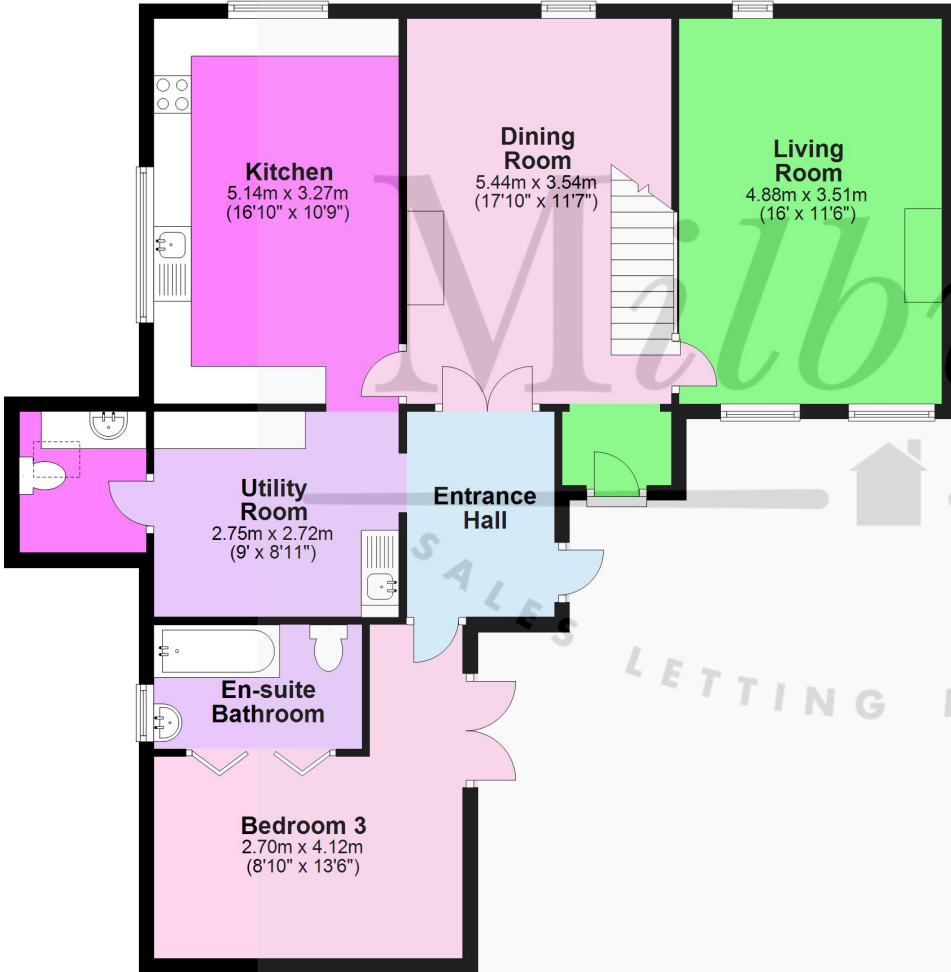


Dunroamin, New Road, North Nibley, Gloucestershire GL11 6DR

£450,000

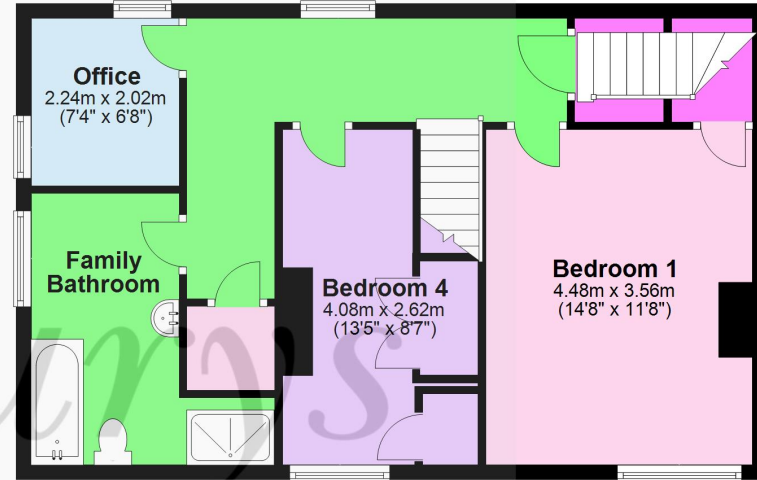
### Ground Floor

Approx. 92.8 sq. metres (998.4 sq. feet)



### First Floor

Approx. 52.7 sq. metres (567.4 sq. feet)



### Second Floor

Approx. 47.7 sq. metres (513.3 sq. feet)



# Dunroamin, New Road, North Nibley, Gloucestershire GL11 6DR

This character period home, is situated at the heart of the beautiful village of North Nibley, a highly sought after area of the Cotswolds being commutable yet a stones throw from the Cotswold Way, stunning countryside and home to the well-known landmark of Tyndale Monument that sits majestically overlooking the village. This substantial property offers ample accommodation spread over three floors and is now available for the next family to put their own stamp on. Entering in through a useful porchway, you are welcomed into the dining room, complete with a woodburner and a parquet wooden floor. This beautiful flooring extends through to the living room, with dual windows and featuring another woodburner- a cosy space perfect for cold winters evenings. On the other side of the ground floor, the kitchen is modern and smart with ample storage and work surfaces, plus there is space for informal dining. Also on this floor you will find a double bedroom with ensuite and a useful utility and cloakroom. Upstairs, there are four double bedrooms spread over two floors, three with built-in storage, plus there is the family bathroom and an office/study. Located on the top floor, the landing is sizable, a versatile space currently used as an additional office. Outside there is a generous low maintenance garden- a covered patio dining area along with an elevated gravel seating space- an ideal spot to enjoy long summers evenings around the fire pit! Further benefits include, ample driveway parking, gas central heating and recently installed double-glazing. If you are looking for a period property with generous accommodation in a wonderful village setting, this could be for you. Do call the Wotton Office to book your viewing today.

## Situation

North Nibley sits on the edge of the Cotswold escarpment, straddling the Cotswold Way on the western edge of the Cotswolds Area of Natural Beauty (AONB). The village lies between the local market towns of Dursley and Wotton-under-Edge. Just a short walk away, is the well-known landmark of Tyndale Monument which overlooks the village and can be seen for miles around. The village has a parish church, a primary school ([northnibley.gloucs.sch.uk](http://northnibley.gloucs.sch.uk)), the Blackhorse Inn, and a wonderful village cafe. The reputable Katherine Lady Berkley Secondary School is located in the nearby town of Wotton under Edge, with a bus service running between the two. The village is also conveniently located for access to the M5 and Cam and Dursley railway station (approx 4.9 miles).

## Property Highlights, Accommodation & Services

- Sought After Cotswold Village
- Spacious 5 Bedroom Character Period Home Dating Back to the 19th Century
- Low Maintenance Private Garden
- Plenty Of Built In Storage Throughout
- Family Bathroom with Shower Enclosure and Separate Bath
- Beautiful Wooden Parquet Flooring To The Living and Dining Room
- Close Proximity to Country Walks and The Beautiful Cotswold Way- Including the Locally Famous Tyndale Monument
- Ample Driveway Parking
- Within Catchment of a Local Primary School and The Well-Established Katherine Lady Berkeley Secondary School
- Stroud District Council - Band E

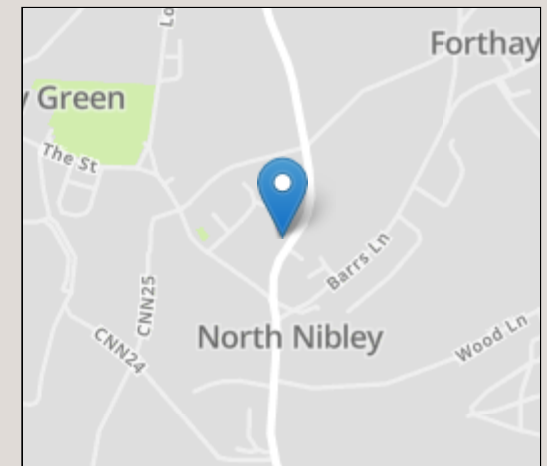
## Directions

Heading out of Wotton-under-Edge from Bear Street, take the left-hand turning onto Gloucester Street. Follow the road which then turns into Bradley Road (running along the Cotswold Way) and follow the B4060 until you enter the village of North Nibley, taking the turning to Barrs Lane and Dunroamin is immediately on your left as you turn.

**Local Authority & Council Tax** - Stroud District Council - Tax Band E

**Tenure** - Freehold

**Contact & Viewing** - Email: [wotton@milburys.co.uk](mailto:wotton@milburys.co.uk) Tel: 01453 842666



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive	60

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