



The Anchorage, Harley Wood, Nailsworth, Gloucestershire, GL6 0LB  
£200,000





## The Anchorage, Harley Wood, Nailsworth, Gloucestershire, GL6 0LB

A pretty one bedroom semi detached cottage in an elevated spot above Nailsworth with sitting room, kitchen/breakfast room, double bedroom and courtyard to the front with a great outlook

ENTRANCE PORCH, SITTING ROOM, KITCHEN/BREAKFAST ROOM, DOUBLE BEDROOM, BATHROOM AND COURTYARD GARDEN TO FRONT



Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

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### Description

The Anchorage is a pretty Cotswold stone cottage nestled within the hamlet of Harley Wood with a good local community and a great view over the valley, and with the shops and amenities of the town within easy reach. Perched above Ruskin Mill, the character features include exposed stone walls and beams along with a cast iron log burning stove and solid fuel Rayburn that warms the radiators. The accommodation is arranged over two floors and is as follows: timber front door leading to a small entrance lobby, a cosy sitting room with steps up to a kitchen/breakfast room with fitted units and a small breakfast bar. There is an inner lobby with tiled floor ideal for hanging coats, and plumbing for washing machine. The bathroom is also on the ground floor with white suite and window to the rear. Steps lead up from the kitchen/breakfast room to a double bedroom with window to front enjoying stunning views over the valley towards Rockness. There is hanging space along with built-in shelves and airing cupboard.

### Outside

A quaint seating area is to the front of the cottage providing an idyllic spot for alfresco dining or simply basking in the beauty of the surroundings. There is also a useful store. Please note there is no off road parking for the Anchorage. For viewing purposes we suggest parking in the layby on the A46 just past Laurel Cottage on your left hand side and then walking down to the cottage. We do not recommend driving down into Harley Wood.

### Location

Harley Wood is within ½ mile of the centre of Nailsworth which 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 right and proceed in the direction of Bath on the A46 and continue for approximately ½ a mile where the turning to Harley Wood is on the right-hand side. Proceed on foot down the lane, where The Anchorage can be found almost at the bottom on the left hand side.

### Property information

There is a flying freehold with the cellar of the adjoining cottage below the sitting room of the Anchorage. The heating is provided by the solid fuel Rayburn through radiators, mains electricity, 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 ultrafast, and you are likely to have service from the main service providers (EE, Three, O2 and Vodafone)

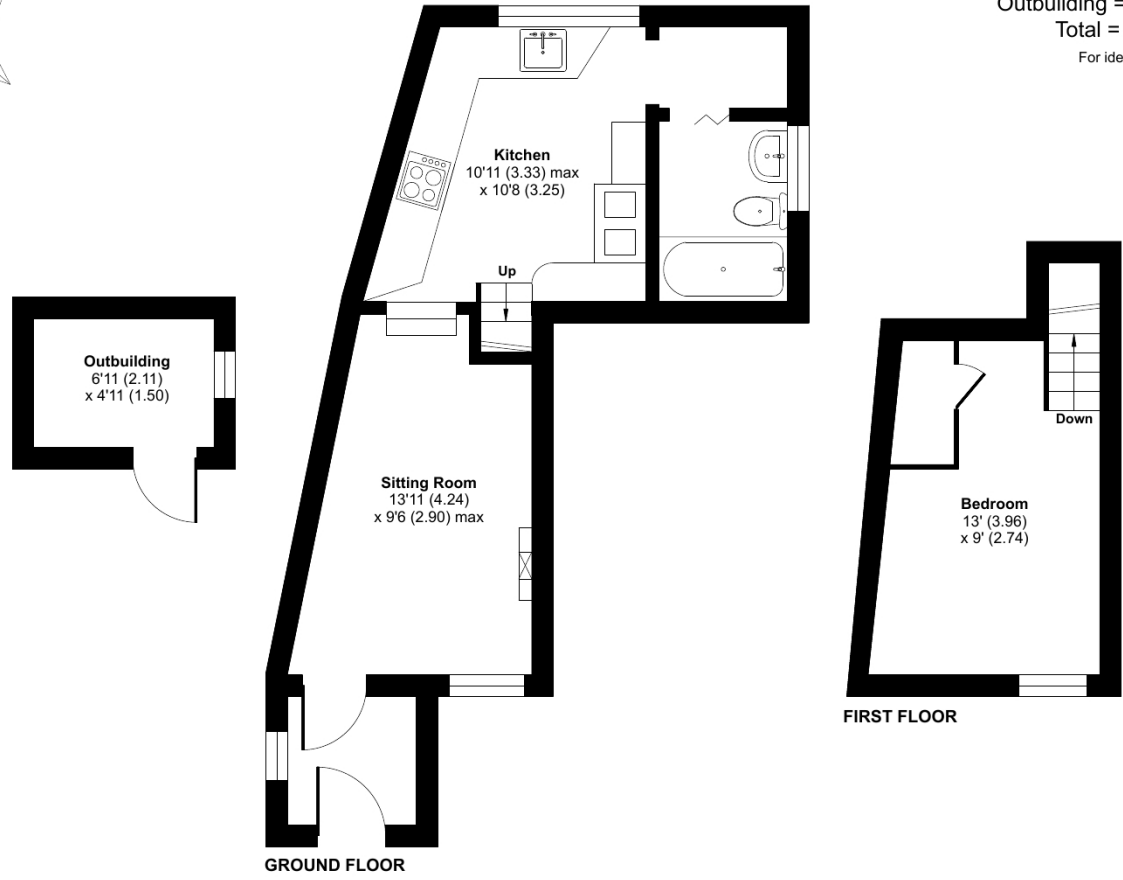
### Local Authority

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

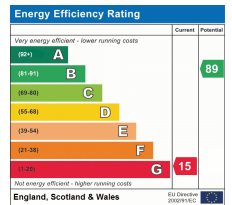


# The Anchorage, Harley Wood, Nailsworth, Stroud, GL6

Approximate Area = 429 sq ft / 39.8 sq m  
 Outbuilding = 35 sq ft / 3.2 sq m  
 Total = 464 sq ft / 43 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: 1100358



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.