



1, Sunnybank, Watledge, Nailsworth, Gloucestershire, GL6 0AP  
£435,000

**PETER JOY**  
Sales & Lettings





## 1, Sunnybank, Watledge, Nailsworth, Gloucestershire, GL6 0AP

Offered CHAIN FREE – a pretty semi detached cotswold stone cottage in a popular location within walking distance of the town of Nailsworth with three double bedrooms, south facing courtyard garden and driveway parking for one car

KITCHEN/DINING ROOM, SITTING ROOM, THREE DOUBLE BEDROOMS, BATHROOM, SOUTH FACING COURTYARD GARDEN AND PARKING FOR ONE CAR

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

1 Sunnybank offers a perfect blend of rustic charm and modern comfort, with beautiful views, just a short walk from the vibrant heart of Nailsworth. With three bedrooms, a south facing courtyard garden, and rare off road parking, this delightful property promises an idyllic lifestyle in a sought after location.

Stepping inside, the front door takes you into a spacious kitchen/dining room, where natural light pours through the windows. This is a space designed for both culinary creativity and relaxed dining with family and friends. From here, an inviting sitting room awaits. Characterised by exposed beams, a cotswold stone fireplace, window seats and thick rustic stone walls, this room is a true showcase of the property's heritage, offering a sense of warmth and timeless appeal. Two large windows frame pretty views over the cottages private courtyard garden, enhancing the peaceful ambiance.

On the first floor, the spacious landing offers the perfect spot for a home office or reading nook. The well appointed family bathroom is conveniently located, while the principal bedroom, bright and airy, enjoys stunning views over the front of the property and the valleys beyond, making it a peaceful retreat. The second floor continues to impress, with a further spacious landing leading to two additional bedrooms, each offering an abundance of space and light, both with exceptional views, ideal for relaxation or flexible use. With its blend of character features, convenient location, and peaceful setting, this cotswold stone cottage truly is a rare find.

Whether seeking a permanent residence or a charming weekend retreat, 1 Sunnybank is the perfect choice, offering both countryside tranquillity and easy access to the amenities of Nailsworth.



## Outside

The charm extends outside to the south facing courtyard garden—a delightful haven for entertaining or enjoying quiet moments in the sun. The garden is complemented by useful timber shed and off road parking for one vehicle is available, with the driveway shared with the neighbouring property, 2 Sunnybank.

## 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 at the mini roundabout and then right past Morrisons supermarket. Continue over the cattle grid and turn left into Watledge Lane. Follow the lane until you find 1 Sunnybank 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 C. 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

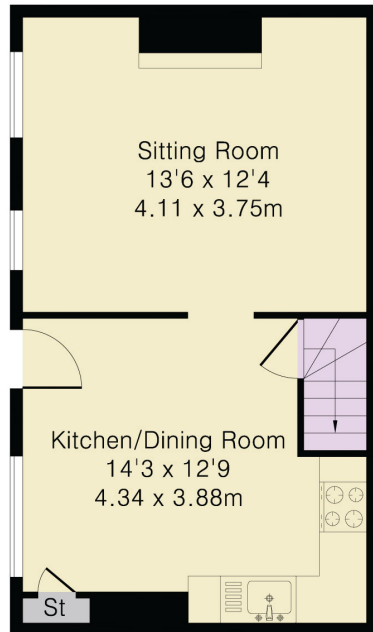


## Approximate Gross Internal Area 1089 sq ft - 102 sq m

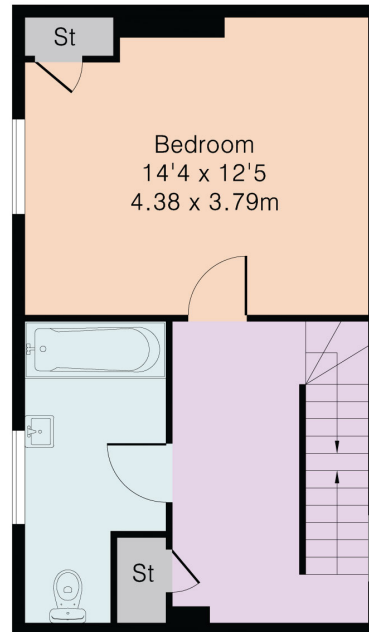
Ground Floor Area 363 sq ft – 34 sq m

First Floor Area 363 sq ft – 34 sq m

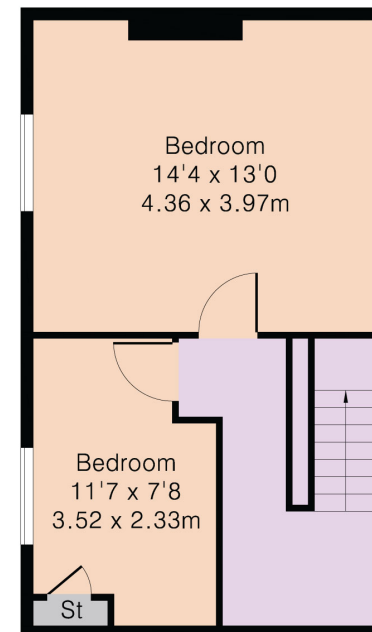
Second Floor Area 363 sq ft – 34 sq m



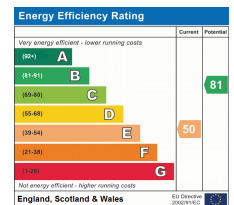
Ground Floor



First Floor



Second Floor



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.