



2 Folly Cottages, Old Bristol Road, Nailsworth, Gloucestershire, GL6 0JE
£375,000

PETER JOY
Sales & Lettings



2 Folly Cottages, Old Bristol Road, Nailsworth, GL6 0JE

An attractive three storey semi detached house tucked away in an elevated location above the shops and amenities of Nailsworth with three double bedrooms, a bathroom and shower room, 15' x 13' sitting/dining room with wood burning stove, parking and gardens to the front and side

PORCH, ENTRANCE HALL, CLOAKROOM/WC, KITCHEN, 15' SITTING/DINING ROOM WITH FIREPLACE AND WOOD BURNING STOVE, PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM, BATHROOM, TWO FURTHER BEDROOMS, PARKING AND A PRIVATE GARDEN

Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

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Description

2 Folly Cottages is a wonderful home in the heart of our lovely town of Nailsworth. This tucked away location, just above the centre, is perfectly placed for the shops, amenities and inclusive community without feeling hemmed in or overlooked, and enjoys a great outlook over the town. The property was built some 20 years ago and was carefully styled with traditional local architecture in mind. The current owner has made improvements to the property during their tenure, and has used every inch of the accommodation in an imaginative, creative way. The resulting home is welcoming and stylish, with accommodation arranged over three floors.

A porch, entrance hall, cloakroom/W.c with some lovely panelling, kitchen and 15' x 13' sitting/dining room are on the ground floor. The latter has a fireplace with wood burning stove and a glazed door that opens to the garden. A landing, principal bedroom with en suite shower room, bathroom and further bedroom are on the first floor, with another double bedroom at the top of the house. The property is tastefully decorated, and the windows at the front take in a view over the chimney pots of the town.

Outside

Outside you'll find a private garden and parking. The parking area is to the side of the cottages. A path leads past 1 Folly Cottages to the front door of No.2. The garden is set to the side and rear of the property, with a stone wall boundary. The side garden is level and laid to lawn, with a path leading around to the rear. This leads to a paved seating area directly behind the house, with a lawn beyond. There is a useful shed sited in the corner of the plot, and shrubs and plants edge the lawns.



Location

The property is situated just above the town centre. 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. 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 up the hill turning right into Old Bristol Road. For viewing purposes we suggest that you park in the town hall car park and walk down the lane which can be identified by our For Sale board. The property can then be found on the left hand side,

Property information

The property is Freehold. Gas central heating, mains electricity, water and drainage. The council tax band is D. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include superfast, and mobile voice and data services should be available from all major networks, although coverage may be variable inside.

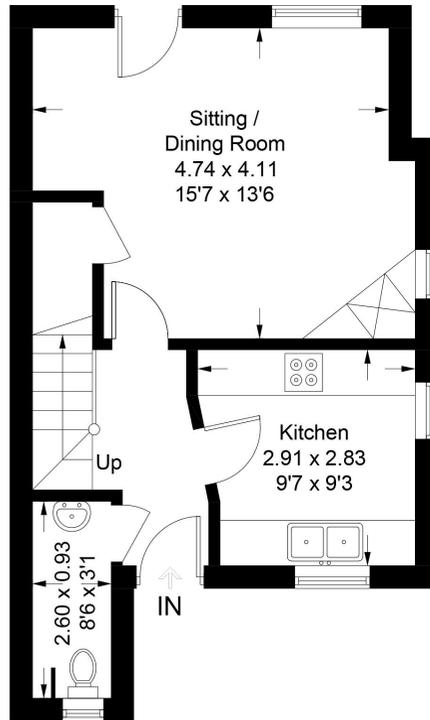
Local Authority

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

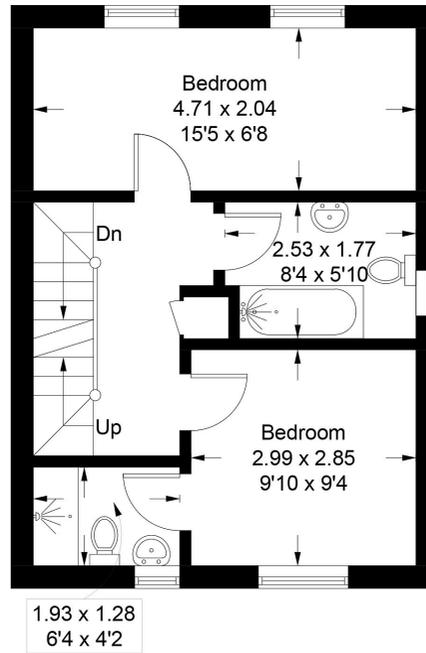


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Approximate Gross Internal Area = 104.0 sq m / 1119 sq ft

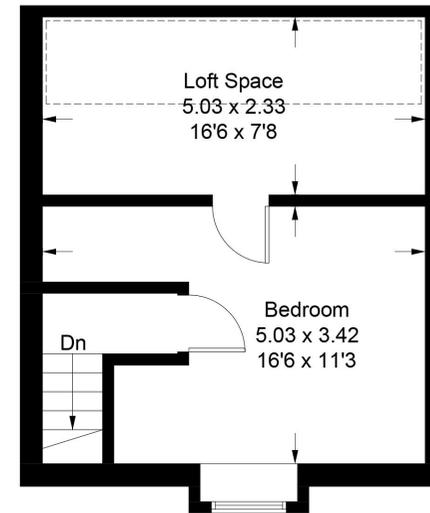


Ground Floor



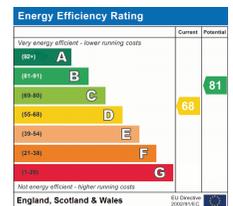
First Floor

 = Reduced headroom below 1.5m / 5'0



Top Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1272557)



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.