



Lion Cottage, Brewery Lane, Nailsworth, Stroud, Gloucestershire, GL6 0JQ
Price guide £450,000



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A charming Grade II listed semi-detached cottage in a great location for the shops, amenities and community of Nailsworth with three double bedrooms, good living spaces parking and garden

18' SITTING ROOM WITH INGLENOOK FIREPLACE, 12' DINING ROOM, 16' KITCHEN, THREE DOUBLE BEDROOMS, BATH AND SHOWER ROOMS, STUDY, COURTYARD AND PARKING FOR ONE VEHICLE



Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

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Description

Lion Cottage is a Grade II listed cottage situated in a popular spot in the very heart of Nailsworth town centre. This location is very much part of the thriving local community with the shops and amenities of the town and some great walks just up the road. The property was originally built in the early 1700's from Cotswold stone using traditional methods and has character features throughout. The accommodation is arranged over three floors with a communal front entrance shared with Lion House, as the cottages were once a public house called 'The Red Lion Inn'. An 18' sitting room with large Inglenook open fire leading through to a 12' dining room with steps leading up to a kitchen with old timber door leading to a courtyard garden. On the first floor there is a landing, two double bedrooms and bathroom. On the floor above is a lovely principal bedroom with shower room, and a study with large eaves storage. There is a door from this room leading to the rear of the cottage where you will find parking for one vehicle.

Outside

There is a south facing courtyard immediately at the back of the cottage, accessed from the kitchen with shared steps with Lion House leading to the parking space.

Location

"What is this life if, full of care, we have no time to stand and stare?" - these are the opening lines of the world-famous poem Leisure by W H Davies, written in 1911 while he was living in a cottage at Watledge. Today, Nailsworth has changed a great deal since Davies' time, but there is still much to stand and stare at in the bustling town centre, 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 right again into Old Market Street where Brewery Lane can be found to the left of Emmaus. Lion Cottage can be found immediately on the left. The parking is found to the rear of the cottage off Butchers Hill.

Tenure

Freehold

Services

Gas central heating, mains electricity, water and drainage.

Council Tax

The council tax banding is C.

Local Authority

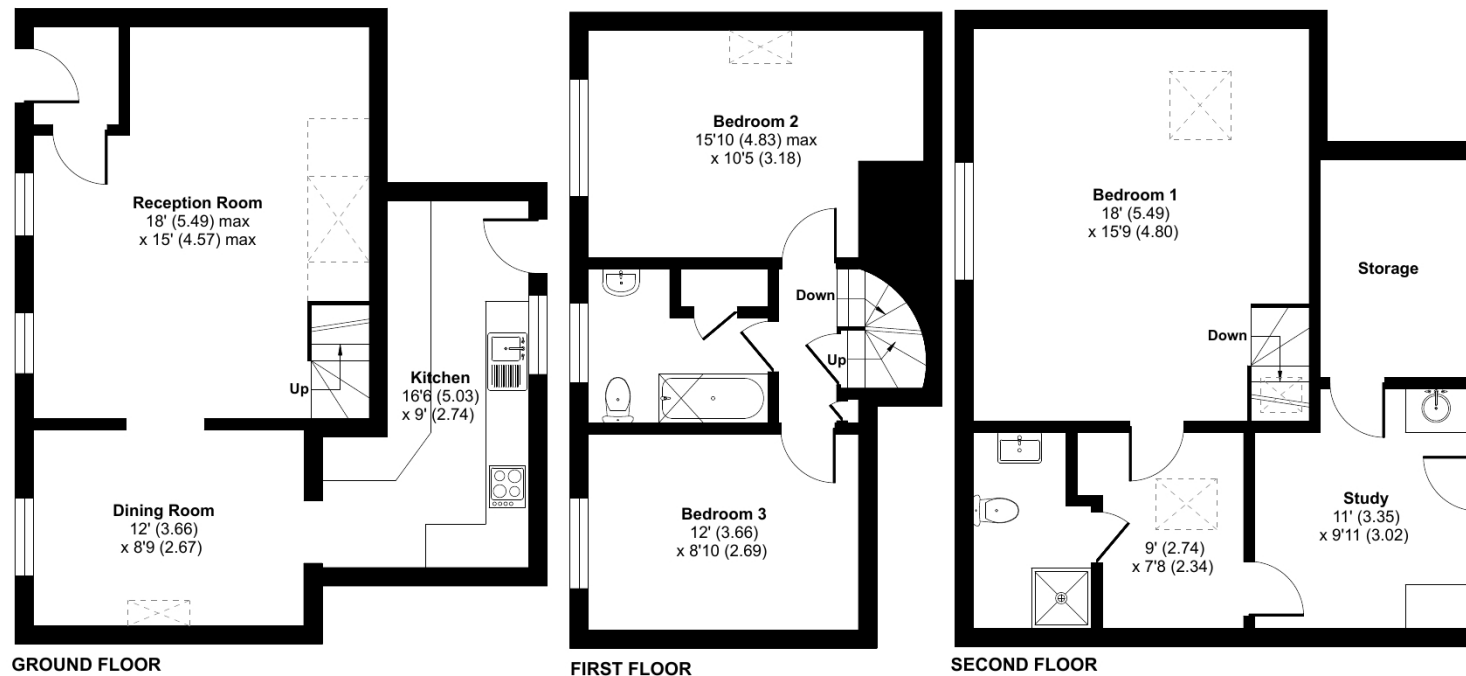
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



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Approximate Area = 1512 sq ft / 140 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 2022. Produced for Peter Joy Estate Agents. REF: 880584

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.