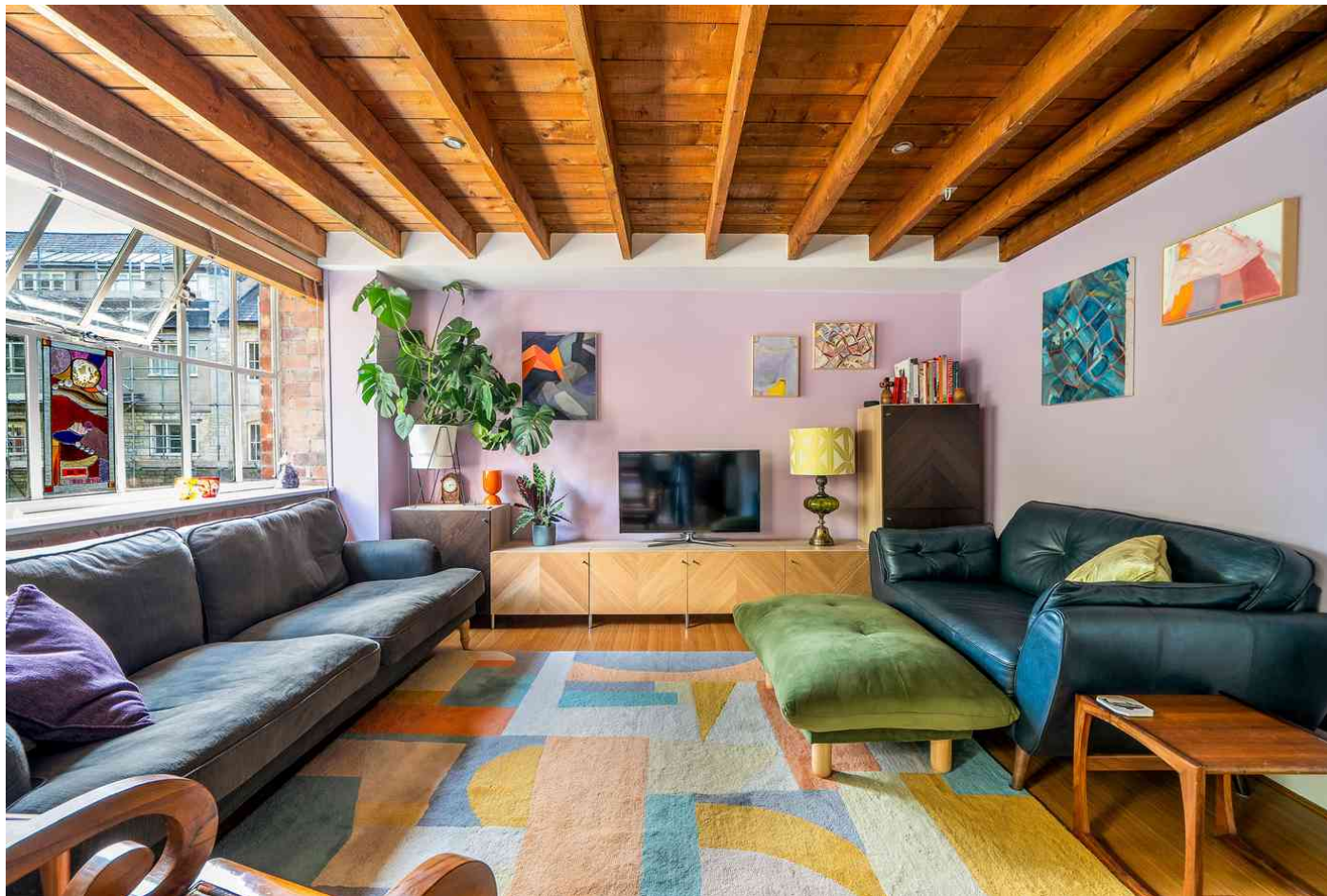




4 Walkers Mill, Dunkirk Mills, Inchbrook, Gloucestershire, GL5 5HB
£299,950

PETER JOY
Sales & Lettings



4 Walkers Mill, Dunkirk Mills, Inchbrook, Gloucestershire, GL5 5HB

A beautifully apartment full of character, located in the sought after Dunkirk Mills development, with lovely views over the stream and surrounding countryside

ENTRANCE HALL, STUNNING OPEN PLAN SITTING/DINING ROOM, SEPARATE KITCHEN, THREE BEDROOMS (PRINCIPAL WITH EN-SUITE BATHROOM), SHOWER ROOM AND ALLOCATED PARKING



Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

t: 01453 833747

Email: nailsworth@peterjoy.co.uk



Description

Situated within the popular Dunkirk Mills development, a Grade II Listed conversion of a former Georgian mill, this second floor apartment offers a blend of period character and modern living. Thoughtfully restored, the property retains a number of original features, such as exposed brickwork, timber beams, and oak flooring, creating a warm and welcoming feel with a subtle industrial touch.

Accessed via a well maintained communal entrance (with both stair and lift access), the apartment opens into a welcoming hallway from which all rooms lead. The striking 22' open plan sitting and dining room is flooded with natural light from its triple aspect windows, offering private and uninterrupted views over the stream and surrounding countryside, a perfect space for relaxing or entertaining. The separate kitchen is both practical and stylish, offering generous worktop space and ample storage. The principal bedroom benefits from a built in wardrobe and a well appointed en-suite bathroom. A bright and airy second double bedroom enjoys a dual aspect, while the third bedroom offers flexibility equally suited as a home office or creative studio. The contemporary shower room features a large walk-in shower and modern fittings.

Outside

The apartment has allocated parking and ample visitors parking. It also benefits from the use of leisure facilities including the use of a swimming pool, gymnasium, sauna, changing facilities, outdoor tennis court and use of the extensive grounds with a useful BBQ area, mill pond and wildlife sanctuary. There is also access to the cycle track/footpath which takes you to Nailsworth and Stroud.

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 office turn left and proceed straight over the mini roundabout in the direction of Stroud. Proceed for about one mile where Dunkirk Mills can be found on the right hand side. Take the second entrance into the complex where there is ample parking.

Property information

The property is leasehold with 199 years starting from 1988. The current annual maintenance charges are £4716 per annum. Electric heating, mains 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 superfast, and you are likely to have service from the main service providers (EE, Three, O2, Vodafone) although reception from O2 and Vodafone may be limited inside the house. These results are predictions and not a guarantee. Actual services available may be different depending on the particular circumstances and the precise location of the user.

Local Authority

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



4 Walkers Mill, Dunkirk Mills, GL5 5HB

Approximate Gross Internal Area = 92.9 sq m / 1000 sq ft

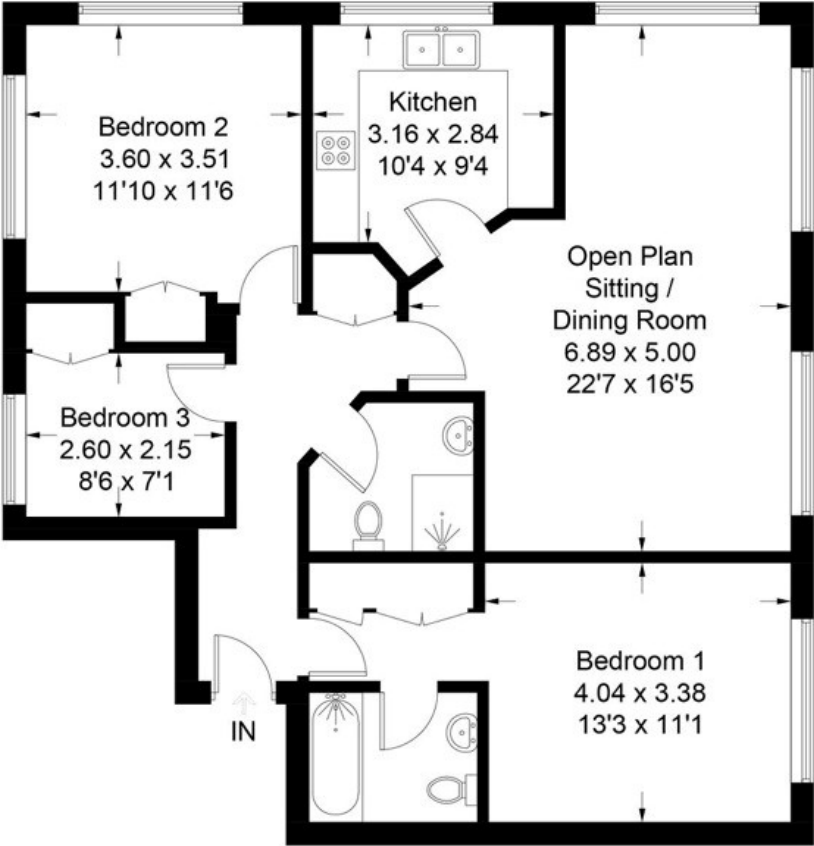
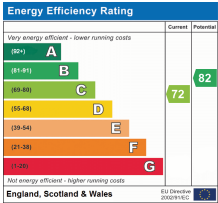


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1222489)



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.