



Apartment 4, Barley House, Tetbury Lane, Nailsworth, GL6 0JD  
£285,000

**PETER JOY**  
Sales & Lettings





## Apartment 4, Barley House, Tetbury Lane, Nailsworth, GL6 0JD

A first floor apartment within a newly converted Grade II Listed former Maltings site in a country lane just above the shops and amenities of Nailsworth town with two bedrooms, an open plan living area and allocated parking.

ENTRANCE HALL WITH STORAGE CUPBOARD, 24' KITCHEN/LIVING ROOM, TWO BEDROOMS, BATHROOM AND ALLOCATED PARKING SPACE

Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

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### Description

A great opportunity to own a superb first floor apartment in a newly converted Grade II listed former Maltings site just above Nailsworth town. The development will comprise just 13 properties in total, all finished to an exacting standard by our developer client, who really is going the extra mile to make the very most of this historic building. This particular property is situated on the first floor of one of the two buildings, with accommodation arranged over one floor.

This comprises entrance hall, 24' open plan living space with sitting area, dining area and well appointed kitchen with integrated appliances, two bedrooms and a bathroom. The refurbishment had clearly been a real labour of love - contemporary fittings sit alongside carefully retained features, and all of the properties are well insulated and double glazed. This particular units has high ceilings throughout, and it benefits from an allocated parking space.

### Outside

The apartment will have one 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. 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 proceed up the A46 Bath Road. Pass the Bristol Road turning signposted for Horsley on your right and look out for the turning for Tetbury Lane on your left. Turn into this lane and The Maltings can be found a little way up on the right.

### Property information

The property is leasehold with 999 years starting from 2024. The current annual maintenance charges are £1546.89 per annum. Electric panel heating, mains water and drainage. The council tax band is to be confirmed.

### Agents Note

Each apartment includes carpet throughout, luxury vinyl to the kitchen and bathrooms and coir matting to the external doorway. Buyers will be offered a choice of carpet colours which will be fitted prior to completion, or a PC sum towards a soft flooring of their choice.

### Local Authority

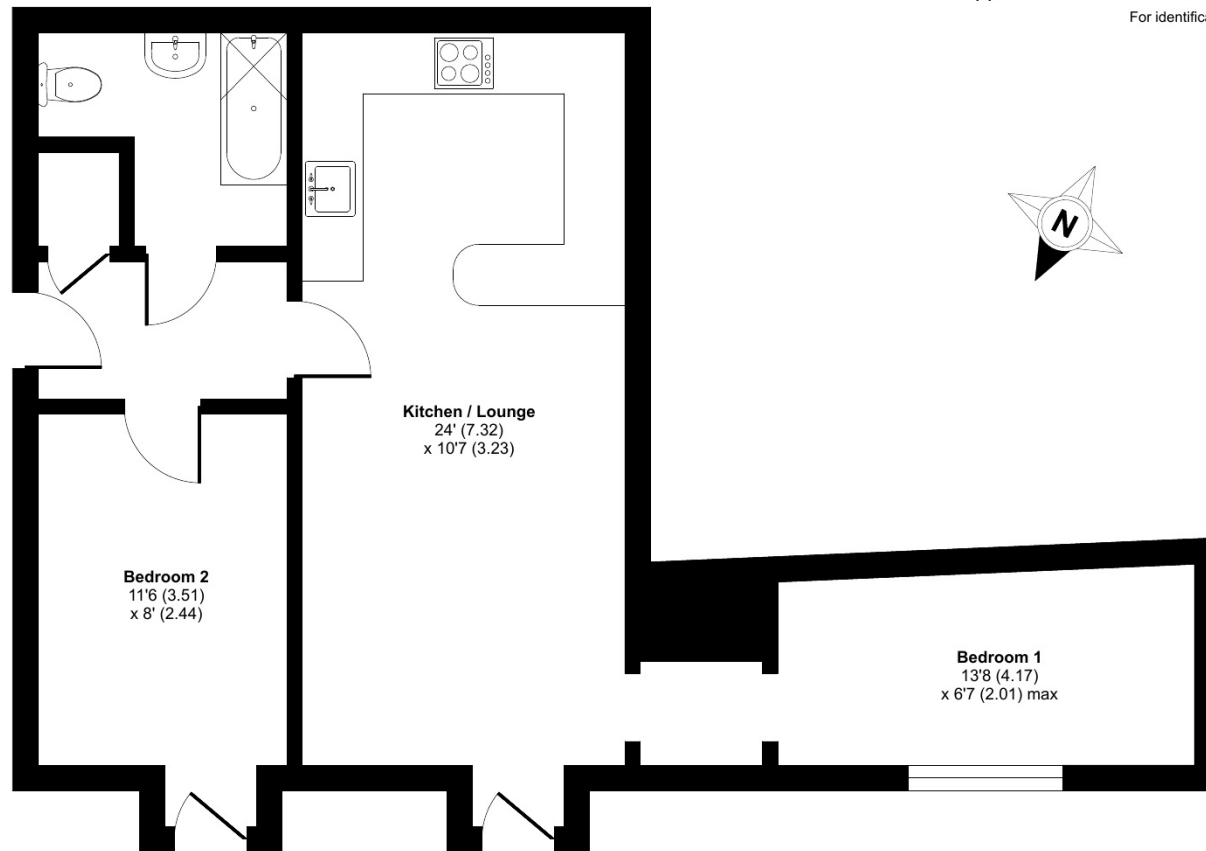
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



# Tetbury Lane, Nailsworth, Stroud, GL6

Approximate Area = 589 sq ft / 54.7 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 2023. Produced for Peter Joy Estate Agents. REF: 1024575

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.