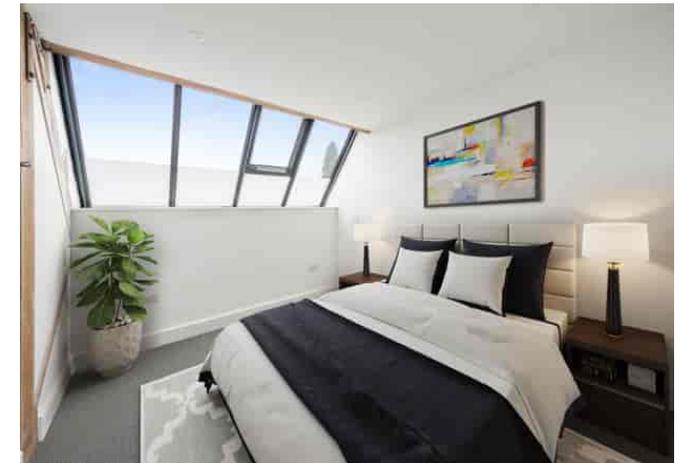




Apartment 5, Malt House, Tetbury Lane, Nailsworth, GL6 0JD  
£295,000

**PETER JOY**  
Sales & Lettings



## Apartment 5, Malt House, Tetbury Lane, Nailsworth, GL6 0JD

A two bedroom apartment in a beautifully converted maltings building, conveniently located close to town, with large entrance hall with study area, open plan kitchen/living room and allocated parking. High quality fittings have been used throughout this sympathetic renovation.

LARGE ENTRANCE HALL WITH STUDY AREA, 22' KITCHEN/LIVING AREA, TWO DOUBLE BEDROOMS, BATHROOM, GUEST CLOAKROOM AND ALLOCATED PARKING SPACE

Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

t: 01453 833747

Email: [nailsworth@peterjoy.co.uk](mailto:nailsworth@peterjoy.co.uk)





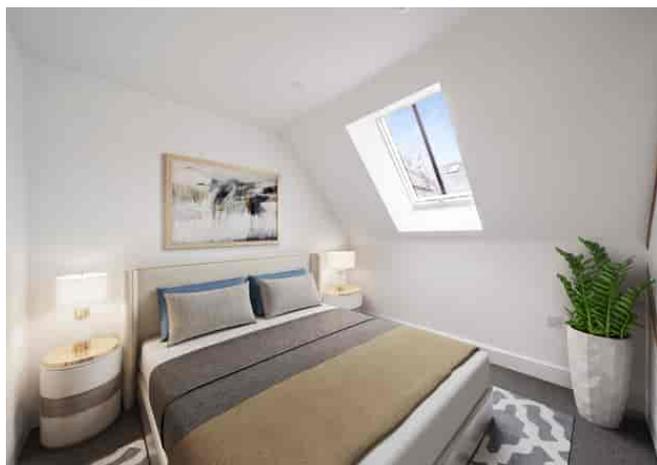
## Description

5 The Malt House is a superb apartment within a Grade II listed former maltings building on the outskirts of Nailsworth, a vibrant market town. This property is one of 13 superb homes that have been created within this historic site, with the shops, amenities and inclusive community of the town just down the road and country walks up the lane. This particular apartment is arranged over one floor and has been cleverly designed to make the most of the location at the top of this handsome stone building.

An external stairway for your sole use leads up to the front door of the property where there is a small space to sit - a pleasant spot to sit and have a coffee and enjoy the views. You walk into an entrance hall, with room for coats and boots on the right, and a useful study area on the left. There is plenty of room here for a good desk and prospective buyers will appreciate the fact that they have a work space way from their living area. A bathroom is beyond this, with the living area at the back of the property. This light-filled open plan space incorporates a living area, dining area and a kitchen space and is full of character, enhanced by the charming wooden beams. The ceiling in this space is vaulted, and there is a bank of roof lights on the rear elevation, with a superb view here out over the valley to countryside beyond. The stylish kitchen is well fitted, with integrated appliances, and there is a guest cloakroom with a generous vanity unit and recessed lighting just off this living area, in addition to the one in the bathroom. The two bedrooms are on the east side of the property. As with the other properties in the development, the apartment is essentially completely new internally, with the peace of mind of a 10-year NHBC equivalent guarantee.

## Outside

Externally there is an allocated parking space and an allocated basement storage area.



## 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.

## Agents note

The pictures displayed are CGI augmented images of the actual interior of the properties. Flooring, lighting and furniture has been added digitally to give buyers an indication of the how the spaces might be dressed when occupied. Please do let us know if you'd like to see the original undressed images - we'd be very happy to email them to you prior to a viewing.

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.

## Property information

The property is leasehold with 999 years starting from 2024. The current annual maintenance charges are £1634.26 per annum. Electric panel heating, mains water and drainage. The council tax band is to be confirmed.

## Local Authority

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



# The Maltings, Tetbury Lane, Nailsworth, Stroud, GL6

Approximate Area = 835 sq ft / 77.6 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: 1097270

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.