



11 Wool Loft, Chestnut Hill, Nailsworth, Gloucestershire, GL6 0RA
£230,000

PETER JOY
Sales & Lettings



11 Wool Loft, Chestnut Hill, Nailsworth, Gloucestershire, GL6 0RA

A three storey property in a imposing Grade II listed building situated in the heart of thriving Nailsworth with a 16' kitchen/breakfast room, first floor 17' sitting room, parking space and an outlook over the chimney pots of the town

ENTRANCE HALL, CLOAKROOM/W.C, 16' KITCHEN/DINING ROOM, 17' SITTING ROOM, TWO BEDROOMS, BATHROOM, PARKING, AVAILABLE WITH NO ONWARD CHAIN



Viewing by appointment only

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Description

11 The Wool Loft is a character property in a great location in the heart of Nailsworth. This position is very much part of the thriving local community, with shops and amenities on the doorstep and country walks just up the road. The original part of the property was for many years known as Newmans Wool Warehouse, and reportedly dates back to 1726. This part of the building was built in the 19th century, as part of the original Grade II listed building, with accommodation over three floors. This comprises a spacious entrance hall, cloakroom/W.C and 16' kitchen/dining room on the ground floor. A staircase leads up from the hall to the first floor, with a landing and 17' sitting room on this level. There are two bedrooms and a bathroom at the top of the house, on the second floor. The property is spacious, and whilst it is in need of some updating, it is available chain free, and offers prospective buyers the chance to create a home to their own standards in the heart of our wonderful little town.

Outside

The property benefits from two parking spaces. One is at the front of the property, and is numbered accordingly and one is to the side of the property. No 11 has its own entrance, with steps up from the parking area to the front door.

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. 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 proceed down the hill and take the first exit at the roundabout. Turn left into Old Market, and carry on, passing the shops. Turn right into Chestnut Hill, and the property can be found on the left.

Agents note

We understand from the managing agent, CMG, that there is a restriction within the lease agreement re holiday lets/Air Bnb style use. Assured shorthold tenancies are permitted however.

Tenure

Leasehold. The property benefits from a 999 year lease from 1.1.1991. The maintenance charge is £286.82 per year and covers contribution to maintenance of the car park and building insurance.

Services

We are informed that all mains services are connected to the property.

Council Tax

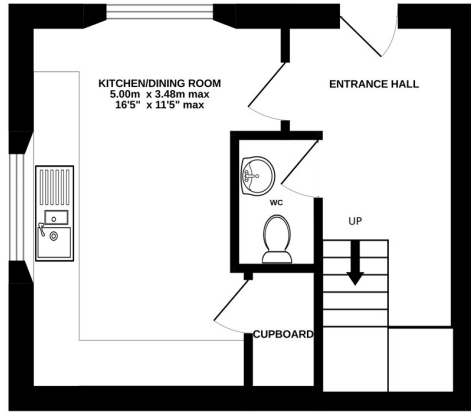
Band - B

Local Authority

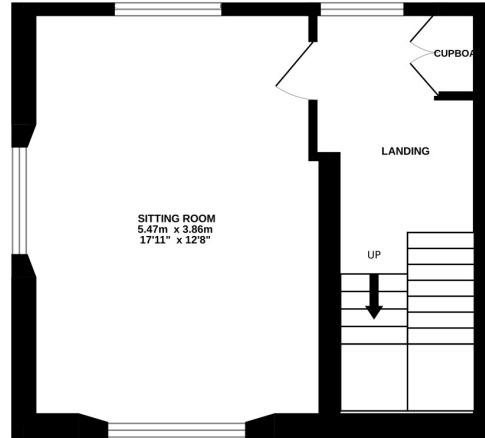
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



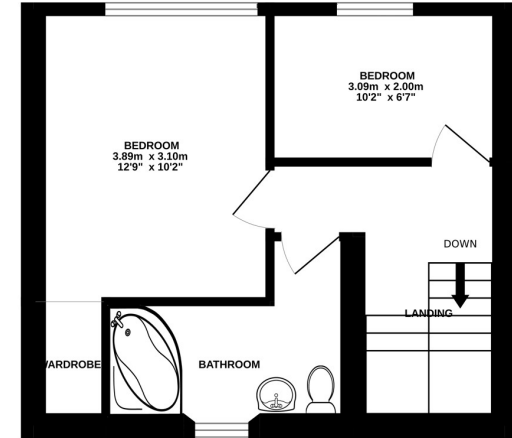
GROUND FLOOR
29.2 sq.m. (315 sq.ft.) approx.



1ST FLOOR
33.2 sq.m. (358 sq.ft.) approx.



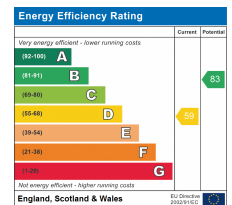
2ND FLOOR
33.9 sq.m. (365 sq.ft.) approx.



11 THE WOOL LOFT, NAILSWORTH, STROUD GL6 0RA.

TOTAL FLOOR AREA : 96.4 sq.m. (1038 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.