



Holly Glen, Ragnal Lane, Nailsworth, Gloucestershire, GL6 0RU  
£675,000

**PETER JOY**  
Sales & Lettings





## Holly Glen, Ragnal Lane, Nailsworth, Gloucestershire, GL6 0RU

A stunning detached cottage with breath taking views, three double bedrooms, two bathrooms, ample parking and good gardens

OAK ENTRANCE PORCH, OPEN PLAN KITCHEN/DINING/FAMILY ROOM, SITTING ROOM, UTILITY ROOM, THREE BEDROOMS, BATHROOM, GARDENS AND PARKING

Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

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### Description

It's all about the location and Holly Glen can offer this with the most amazing views over Nailsworth and beyond. Sat high above the town with good countryside walks on the doorstep, this well loved cottage has been extended and well maintained by the current owner with character features throughout. As soon as you walk in through the front door it's clear to see this home has it all! A lovely open plan kitchen with bi-fold doors leading to a great entertaining space. Modern coloured units with breakfast bar and all built in appliances, as well as a walk-in larder. This area flows through to a dining area and family room with cast iron wood burning stove, exposed stone walls and beams. There is also a separate sitting room with French doors to the front garden. A utility room and a contemporary wet room can be found at the back of the cottage. A painted staircase leads up from the sitting room to the first floor landing with good natural light and exposed stone. There are three bedrooms all benefiting from amazing views. The family bathroom is a good size and comprises of bath with shower over, WC and pedestrian wash hand basin. Viewing of Holly Glen is highly recommended.

### Outside

It's very rare to find good parking with a Cotswold stone cottage but Holly Glen can offer this too with a brick paved area that can comfortably sit four vehicles. The principal garden wraps itself around the cottage with a great entertaining space off the kitchen ideal for barbecues, with well stocked flower beds and an amazing view over town and countryside. To the front there is log store and steps that lead up to a terraced garden with lawns, ornamental trees and a level area at the top that backs onto open fields. The space here is ideal for children's play equipment.



### 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 Nailsworth office turn left and left again at the mini roundabout and proceed along Old Market Street. Upon reaching the Britannia Public House turn left here signposted Shortwood and continue up the hill. Turn left a little way along onto Ragnall Lane and continue up the single track Lane where Holly Glen can be found on the left hand side. We strongly recommend that you carry on up to the top of the lane and enter the driveway to the cottage as you come back down as there isn't enough space to turn left coming up.



### Property information

The property is freehold. Gas central heating, mains electricity, 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 ultrafast, and you are likely to have service from the main service providers EE and Three with O2 and Vodafone maybe limited.

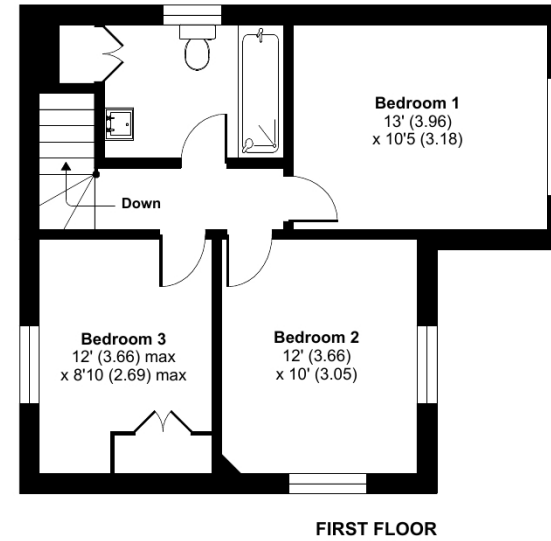
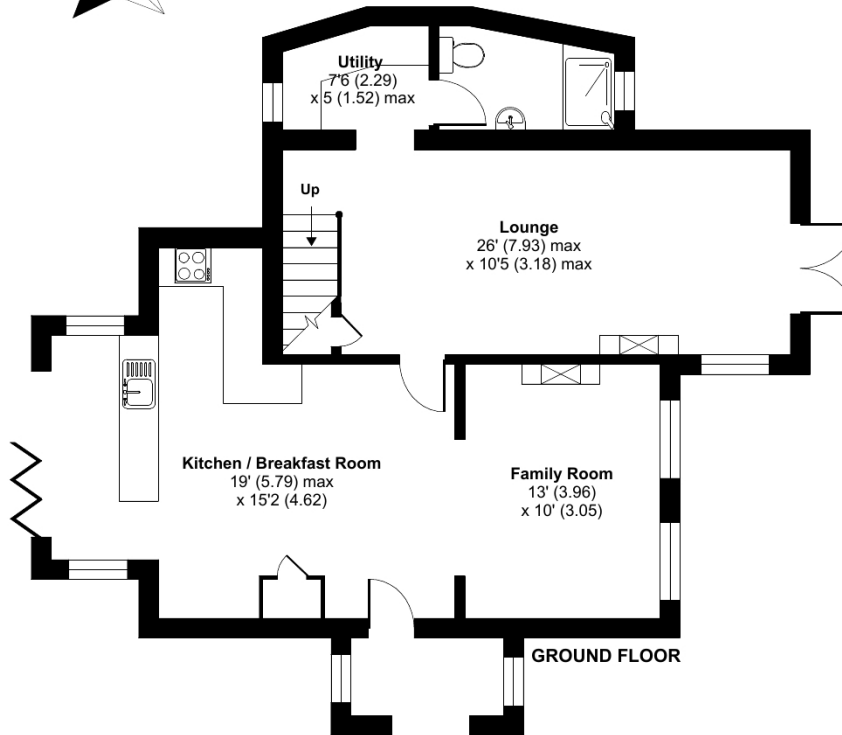
### Local Authority

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

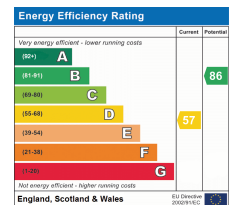
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Approximate Area = 1331 sq ft / 123.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Peter Joy Estate Agents. REF: 1117070



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.