



The Nutshell, Bath Road, Nailsworth, Stroud, Gloucestershire, GL6 0QL  
Price guide £850,000

**PETER JOY**  
Sales & Lettings





## The Nutshell, Bath Road, Nailsworth, Stroud, Gloucestershire, GL6 0QL

A substantial detached family house in an elevated location above ever popular Nailsworth town with four bedrooms, four reception rooms, parking, gardens and outbuildings

ENTRANCE HALL, 25' KITCHEN/BREAKFAST ROOM, 25' DRAWING ROOM, DINING ROOM, SNUG, PRINCIPAL SUITE WITH 26' BEDROOM, BATHROOM AND DRESSING AREA, THREE FURTHER BEDROOMS, BATH AND SHOWER ROOMS, PARKING, GARDENS AND OUTBUILDINGS



Viewing by appointment only

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### Description

Peter Joy estate agents are delighted to present this imposing family house just above Nailsworth to the market. This location allows for easy access to the shops, amenities and thriving community of Nailsworth, with countryside still on the doorstep. The property was originally built in the 1930's and was then extended at a later date. The resulting accommodation is spacious and flexible, and in need of some improvement, but offers a prospective buyer the chance to create a very special family home to their own standards and taste. The entrance hall welcomes you, with a snug to the left and a dining room to the right. The kitchen/breakfast room is beyond this. This 25' room has an Aga, and plenty of room for a table and chairs, with a staircase at the far end that leads down to a useful cellar. There is a second entrance area past the kitchen, with a shower room off, and a rather grand drawing room completes the ground floor accommodation. This handsome room draws inspiration from country houses of old, with panelled walls, a large fireplace and a secondary staircase with panelled stairwell. The principal staircase is in the entrance hall, and this leads up to a landing. Three bedrooms, a library area and a wonderful 25' games room are found on this floor. The latter echoes the feel of the drawing room below – indeed the two spaces are connected by the second staircase, and children are bound to have fun running between these spaces, assuming they're allowed in these 'best' rooms of course! A fine principal suite completes the accommodation. This is at the top of the house, on the second floor, and comprises a dressing area, bedroom and 26' double bedroom. The outlook at the front from this floor is first class.

### Outside

The interior is complemented by parking, outbuildings and gardens. The drive up from the road also gives access to the two neighbouring properties at the bottom. This then leads up to the house, and there is plenty of space to park several cars here. There is a large workshop in front of the property, with a covered area at the back, and a level area to the side of this, with an old swimming pool beyond. This is now mostly hardstanding but there is an old photo in the house of this area showing a lovely lawn and family space, and a buyer may look to reinstate this area to its former glory. There is an old quarry area to the right of the house, and a patio area to the left. Steep steps lead up from this level to the back of the house, and the garden above. This is at the top of the bank and is level with the top floor of the house, so the view from here is superb. There is a further area of land above the quarry and will be included as part of the garden. Again, the view from this area across the countryside beyond is really quite special.



### Location

The house is situated about a mile and a half above centre of Nailsworth. The town has become an increasingly popular shopping destination within the Stroud Valleys. The town benefits from a large selection of speciality shops including Williams Food Hall, the famous Hobbs House Bakery, The Yellow Lighted Bookshop, various clothing and gift shops, several cafes and a good selection of very well regarded restaurants. In addition to this the town currently benefits from three supermarkets and free parking. Nailsworth is also home to Forest Green Rovers Football Club where there is a modern leisure/fitness centre and both state and private schooling within the area. Bus services connect with Stroud, some four miles away, where there is a more comprehensive selection of shopping, educational and leisure facilities. 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 this office turn right and proceed along the A46 Bath Road. Pass the turning to Horsley and Wotton-Under-Edge and continue. Pass the turning to Harley Wood on your right and past the chevrons on the left. The property can be found set up, on the left, just before the chevrons on the right. Look out for the drive on the left as you drive up the Bath Road.

### Tenure

Freehold

### Services

Mains water and electricity are connected to the property. Private drainage system.

### Council Tax

The council tax banding is E.

### Local Authority

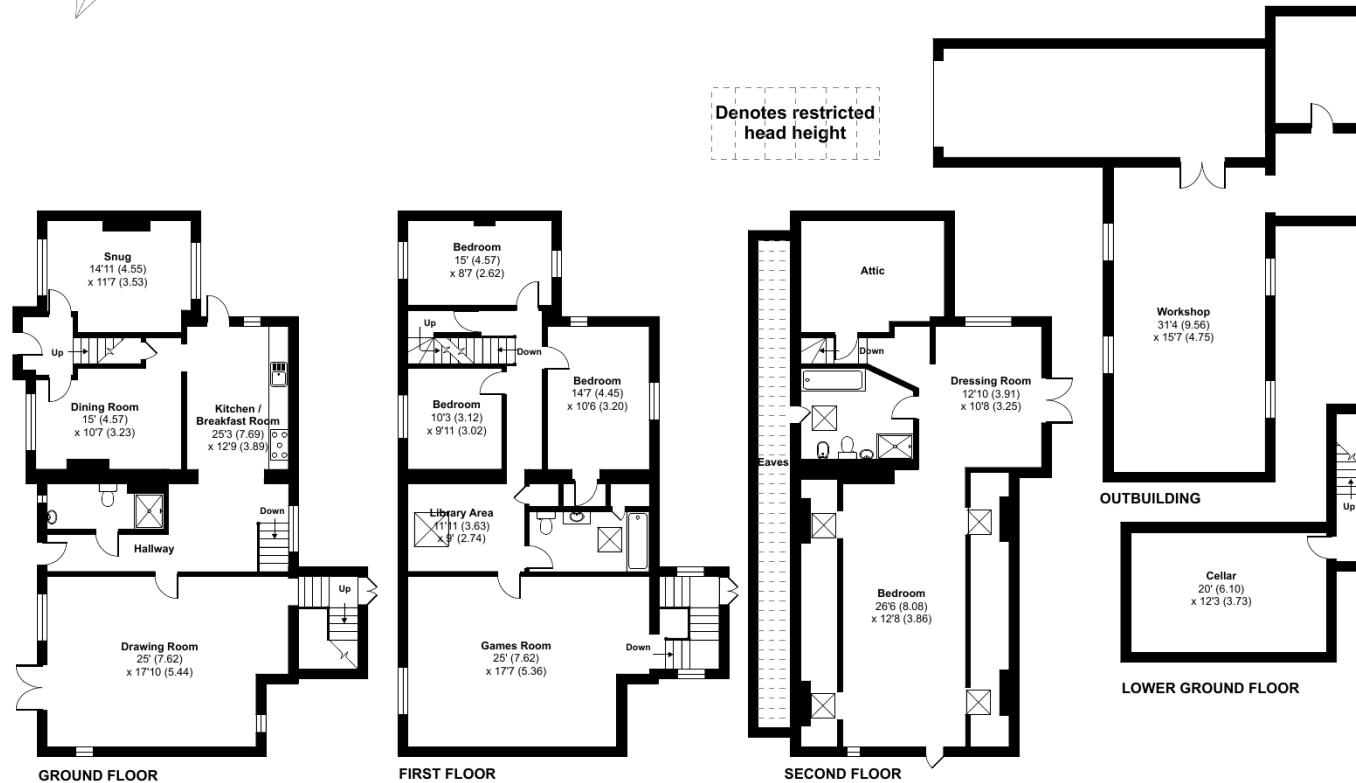
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



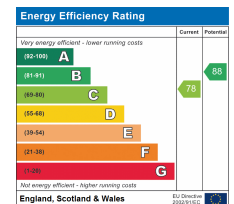
# Bath Road, Nailsworth, Stroud, GL6

Approximate Area = 4057 sq ft / 376.8 sq m  
 Limited Use Area(s) = 166 sq ft / 15.4 sq m  
 Outbuilding = 490 sq ft / 45.5 sq m  
 Total = 4713 sq ft / 437.8 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 2022. Produced for Peter Joy Estate Agents. REF: 856608



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.