



8 Avening Mill, Dunkirk Mills, Inchbrook, Stroud, GL5 5HH
£259,950

PETER JOY
Sales & Lettings



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Offered CHAIN FREE - a beautifully presented penthouse apartment within Dunkirk Mills oozing with character features and with delightful views up and down the stream

ENTRANCE HALL, PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM, BEDROOM TWO, BATHROOM, KITCHEN, DINING AREA, LARGE SITTING ROOM AND PARKING



Viewing by appointment only

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Description

Nestled within the historic and prestigious Dunkirk Mills, this exceptional penthouse apartment offers a luxurious lifestyle in a restored Grade II Listed building. Meticulously preserving its timeless character and period features, Dunkirk Mills stand as a testament to architectural excellence.

Spanning four floors, the entrance welcomes you into a hallway that sets the tone for the living experience within. On the ground floor, the principal bedroom boasts an en-suite and a generously sized wardrobe for your wardrobe essentials. A convenient storage cupboard and a separate bathroom contribute to the function of this level. Ascending the stairs, you'll find the second bedroom. This thoughtfully designed layout provides a harmonious balance between shared spaces and personal retreats. The heartbeat of the home lies on the next level, where a well-fitted kitchen awaits. The culinary space seamlessly integrates with a spacious dining area, adorned with exposed beams, brick, and stonework, creating a warm and inviting atmosphere. This setting is perfect for entertaining guests or enjoying meals with loved ones. The pinnacle of luxury unfolds on the top floor - a spacious sitting room bathed in natural light streaming through skylight windows. This retreat offers a panoramic view of the surroundings, providing a serene escape from the hustle and bustle of daily life.

Throughout the penthouse, the marriage of historical charm and contemporary comfort is evident. Every detail has been carefully considered, from the preservation of original architectural elements to the incorporation of modern amenities. Living in this Dunkirk Mills penthouse is not just a residence; it's an immersion into a lifestyle where elegance, history, and sophistication converge to create a truly unique living experience.

Outside

The apartment has allocated parking and ample visitors parking. It also benefits from the use of leisure facilities including the use of a gymnasium, indoor swimming school, sauna, changing facilities, outdoor tennis court and use of the extensive grounds with a useful BBQ area, mill pond and wildlife sanctuary. There is also access to the cycle track/footpath which takes you to Nailsworth and Stroud.

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 office turn left and proceed straight over the mini roundabout in the direction of Stroud. Proceed for about one mile where Dunkirk Mills can be found on the right hand side. Take the second entrance into the complex where there is ample parking.

Agents note

Under the terms of the lease this property can be let under an Assured Shorthold Tenancy but not as a holiday let.

Tenure

The flat is leasehold with the balance of 199 years commencing 1988. The current annual maintenance charges are £5019.20 including ground rent and buildings insurance.

The lift is currently not in use as it is undergoing repairs

Services

Electric heating, mains water and drainage.

Council Tax

The council tax banding is D.

Local Authority

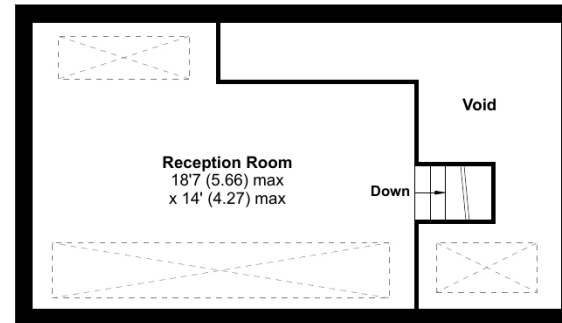
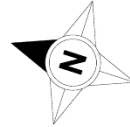
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



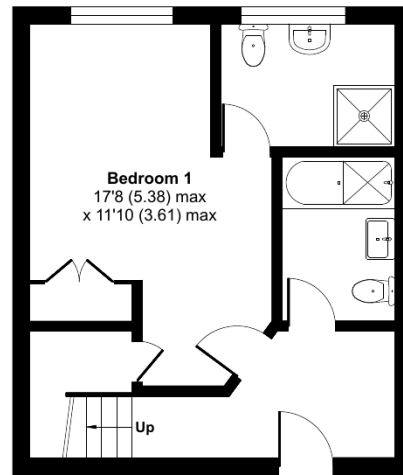
Avening Mill, Dunkirk Mills, Inchbrook, Stroud, GL5

Approximate Area = 1096 sq ft / 101.8 sq m (excludes void)

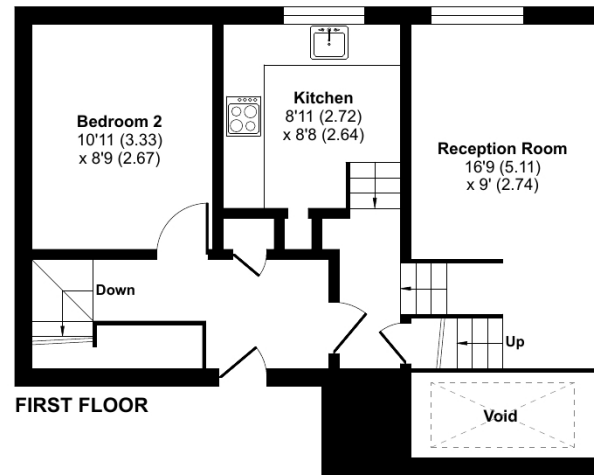
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SECOND FLOOR



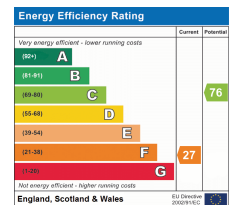
GROUND FLOOR



FIRST FLOOR



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: 1078054



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.