



Lion House, Brewery Lane, Nailsworth, Gloucestershire, GL6 0JQ
£370,000



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A charming Grade II listed three bedroom cottage in the heart of Nailsworth town with character features throughout, parking and offered to the market CHAIN FREE

14' SITTING ROOM, 11' DINING ROOM, 11' KITCHEN, REAR HALL WITH DOOR TO PARKING AREA, TWO DOUBLE BEDROOMS, ATTIC SPACE, BATHROOM AND PARKING SPACE



Viewing by appointment only

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Description

Lion House offers the best of both worlds – a really charming old Cotswold cottage bursting with character but located in the heart of the bustling town of Nailsworth, only a stone’s throw from all the shops and cafes. This Grade II listed property has great character features throughout, including fireplaces, exposed stone, exposed floorboards and window seats.

The accommodation is arranged over three floors with a communal front entrance shared with Lion Cottage, as the cottages were once a public house called The Red Lion Inn. A farmhouse style kitchen with Belfast sink leads through to a dining room and on into the sitting room with a large bay window. A door leads from the dining room into a rear hallway with a flagstone floor, stained glass windows and a traditional timber door to the outside. Stone steps lead from here to the parking space, which is accessed off Butcher Hills Lane. On the first floor there are two bedrooms and a bathroom. On the floor above is a lovely attic which runs the entire length of the cottage and has an exposed A frame and three skylights. This room is currently being used as an office.

Outside

There is parking for one vehicle to the rear of the cottage.



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. 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 right and right again into Old Market Street where Brewery Lane can be found to the left of Emmaus. Lion Cottage can be found immediately on the left. The parking is found to the rear of the cottage off Butcher Hills Lane.

Agents note

There is a pedestrian right of way for the adjoining cottage to give access to their back door. There is also vehicular access shared with both neighbouring cottages.

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 superfast, and you are likely to have service from the main service providers (EE, Three, O2 and Vodafone)

Local Authority

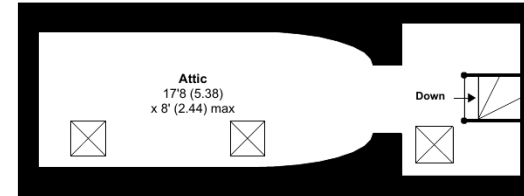
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



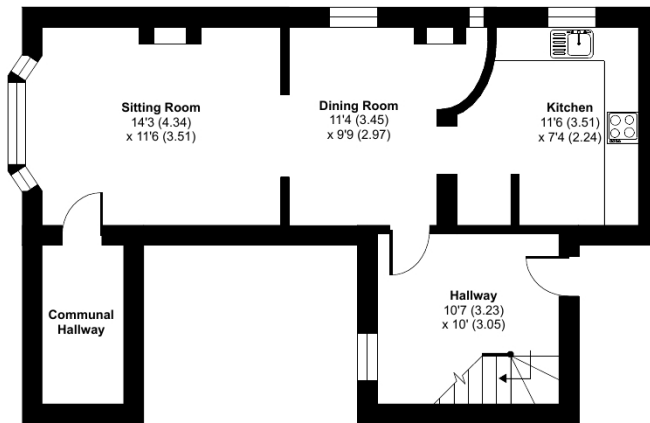
Brewery Lane, Nailsworth, Stroud, GL6

Approximate Area = 1219 sq ft / 113.2 sq m (Excludes communal hallway)

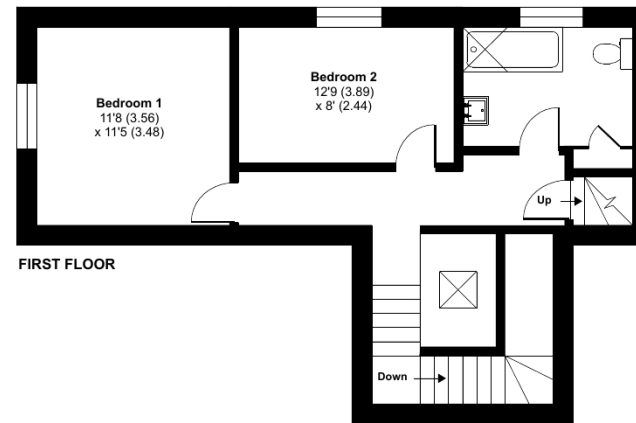
For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



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: 882547

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.