



5 Coopers Mill, Dunkirk Mills, Inchbrook, Stroud, GL5 5HH  
£230,000

**PETER JOY**  
Sales & Lettings





## 5 Coopers Mill, Dunkirk Mills, Inchbrook, Stroud, GL5 5HH

A well presented second floor duplex apartment brimming with character features within the popular Dunkirk Mills complex with two bedrooms

ENTRANCE HALL, SHOWER ROOM, TWO GOOD BEDROOMS, LARGE OPEN PLAN SITTING/DINING ROOM AND KITCHEN, PARKING, COMMUNAL GARDENS AND USE OF LEISURE FACILITIES

Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

t: 01453 833747

Email: [nailsworth@peterjoy.co.uk](mailto:nailsworth@peterjoy.co.uk)





## Description

Step into this charming second floor apartment and the character of this home is immediately evident with exposed stone walls, exposed beams and other charming details that add a touch of authenticity to the living space. A duplex spiral staircase connects the ground floor to the first floor. All main windows overlook the stream with window seats where you can relax while enjoying the soothing sound of the flowing water.

The heart of the home is the open plan sitting room/dining room which seamlessly integrates into the kitchen. Here you'll find modern amenities harmonizing with the historic surroundings. The addition of lovely window seats not only enhances the aesthetic appeal but also provides a perfect spot to bask in the sun while enjoying a good book or simply unwinding. The two double bedrooms offer a peaceful retreat, with storage and more of those delightful windows and window seats. There is also a shower room on this level.

## Outside

The apartment has allocated parking and ample visitors parking. It also benefits from the use of leisure facilities including the use of a swimming pool, gymnasium, 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.

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

## Tenure

The flat is leasehold with the balance of 199 years commencing 1988. The current annual maintenance charges are £4398.78 including ground rent and buildings insurance.

## Services

Electric heating, mains water and drainage.

## Council Tax

The council tax banding is C.

## Local Authority

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



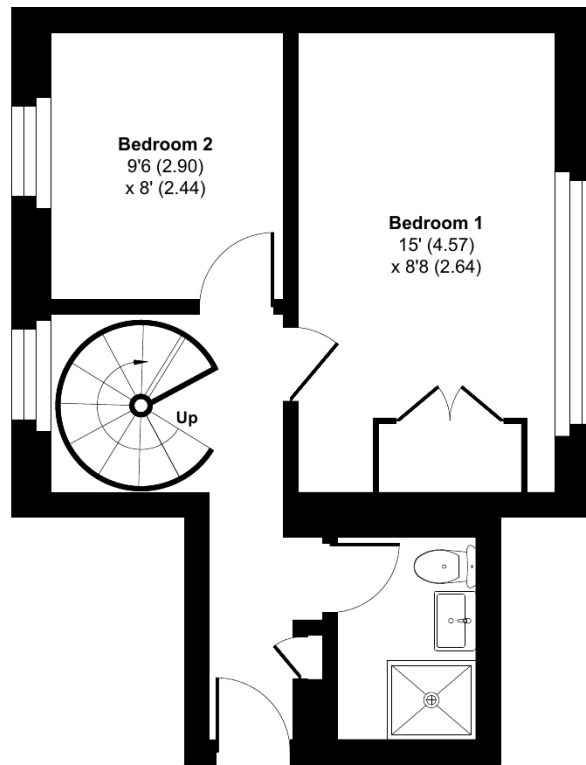




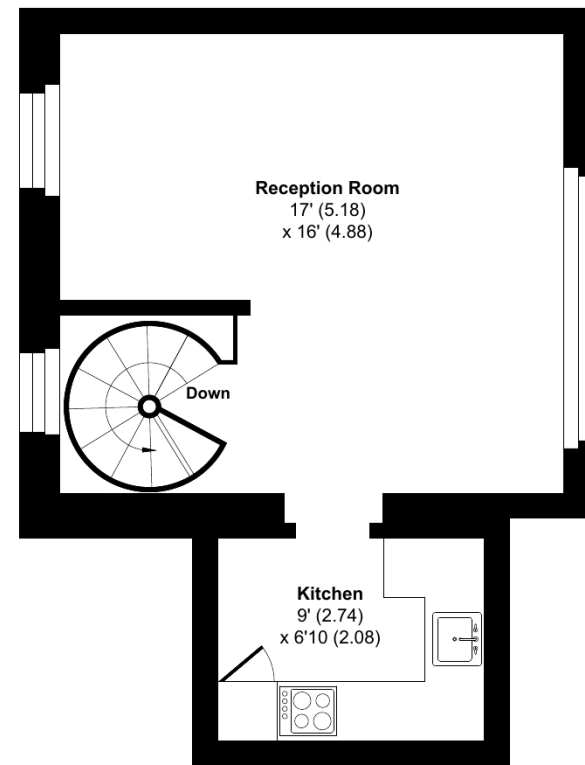
# Coopers Mill, Dunkirk Mills, Inchbrook, Stroud, GL5

Approximate Area = 678 sq ft / 62.9 sq m

For identification only - Not to scale



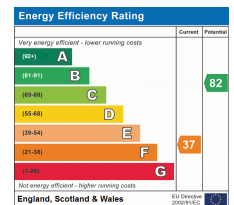
GROUND FLOOR



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: 1074225



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.