



Dairy Farm, Whips Lane, Watledge, Nailsworth, Gloucestershire, GL6 0BB  
£685,000

**PETER JOY**  
Sales & Lettings





## Dairy Farm, Whips Lane, Watledge, Nailsworth, GL6 0BB

A detached red brick family home located in a quiet no through lane and enjoying southerly views over the town and beyond with garden and parking

ENTRANCE PORCH, KITCHEN/BREAKFAST ROOM, UTILITY ROOM, DINING ROOM, SITTING ROOM, PRINCIPAL BEDROOM WITH EN-SUITE BATHROOM, TWO FURTHER BEDROOMS, BATHROOM, OPEN PLAN LANDING/STUDY AREA, GARDENS AND OFF ROAD PARKING

Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

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## Description

Built in the late 1800's, Dairy Farm is a handsome detached house situated high above Nailsworth town centre and enjoying breath taking views over the town and beyond. The property is located at the end of a quiet single-track lane with the benefit of off road parking for three cars. The well presented accommodation is spread over three floors and offers: Entrance porch leading into a separate dining room with a central fireplace housing a cast iron dual fuel stove, a well fitted kitchen with built in appliances and range cooker and a useful utility room. The sitting room is a lovely space enjoying the central fireplace with the log burning stove ideal for those winter nights with french doors connecting to the garden. From the dining room there are stairs that lead up to the first floor landing with principal bedroom with built in wardrobes and en-suite bathroom along with bedroom three and family bathroom on this level. On the floor above there is a large open plan study area leading into bedroom two. All the bedrooms enjoy outstanding views over the valley. If you are looking for views, quiet location and parking then Dairy Farm is definitely worth a visit.

## Outside

There is a paved parking area providing off road parking for three vehicles with a gated entrance taking you into the south facing garden of Dairy Farm. The gardens are positioned at the front of the house with a lovely space ideal for barbecues and entertaining guests. Steps lead down to an additional patio, lawn with shrubs and mature trees, and a useful timber built shed. The whole garden enjoys privacy, light and stunning views.



## 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 at the mini roundabout turn right and follow the road past Morrisons over the cattle grid and turn left signposted Watledge. Proceed along the lane passing Watledge Bank and Fairview Close. Whips Lane can be found on your right-hand side opposite Old School House. Proceed up this single track lane turning right where Dairy Farm can be found at the end of the lane.



## Property information

The property is freehold. Gas central heating, mains electricity, water and drainage. The council tax band is D. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include standard and ultrafast, and you are likely to have service from the main service providers (EE, Three, O2 and Vodafone) outside the property although service may be limited inside the house.

## Local Authority

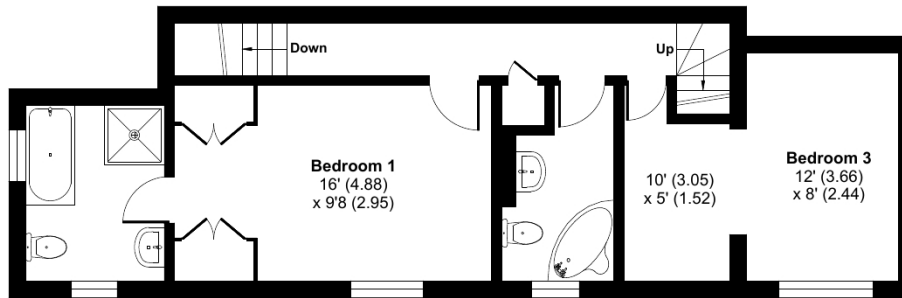
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



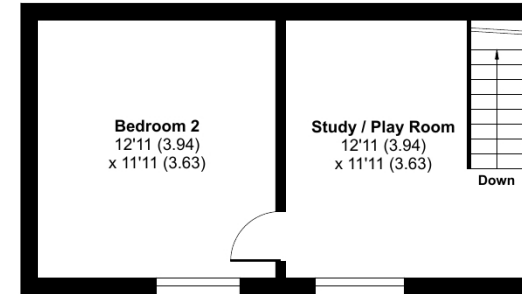
# Watledge, Nailsworth, Stroud, GL6

Approximate Area = 1443 sq ft / 134 sq m

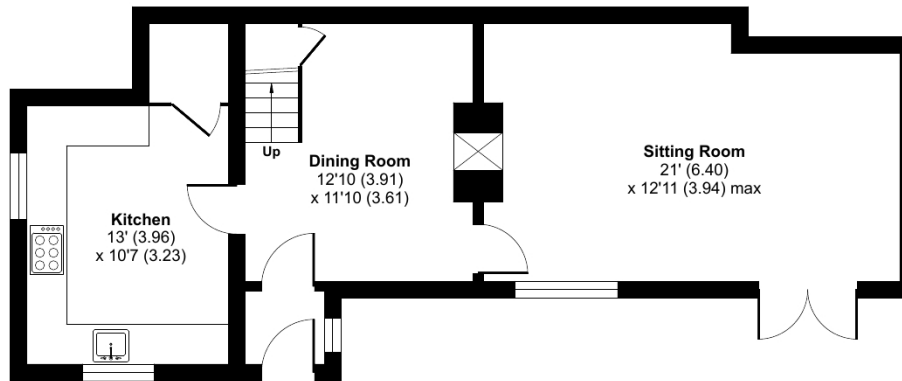
For identification only - Not to scale



FIRST FLOOR



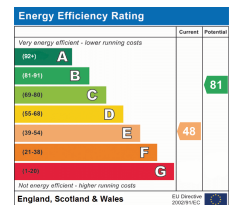
SECOND FLOOR



GROUND 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: 1130006



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.