

**Perry Bishop**  
and Chambers

the agent who keeps you informed

**10 Playnes Mill, Dunkirk Mills, Inchbrook**  
Gloucestershire GL5 5HB



One bedroom character apartment | Open plan living  
Use of communal facilities including gym and pool | Grade II listed Mill Conversion  
Dedicated parking | EPC N/A

**Asking price £140,000**

Cirencester Cheltenham Fairford Faringdon Leckhampton London Nailsworth Stroud Tetbury



# 10 Playnes Mill, Dunkirk Mills, Inchbrook

## Gloucestershire GL5 5HB



1 Bedroom



1 Bathrooms



1 Receptions

Situated in the beautiful Grade II Dunkirk Mills development, 10 Playnes Mill is a open plan one bedroom apartment offering many character features and a delightful view out.

Located on the second floor and with stairs and lift access this one bedroom open plan apartment is immaculately presented and offers a nice size hallway that leads up to a lovely open plan kitchen/sitting room with exposed Cotswold stone wall and beautiful views out towards the stream and countryside. Following on the bedroom is open plan and enjoys a beamed ceiling and views out, there is also a updated contemporary style bathroom.

To the outside there is a designated parking space and there is access to the indoor swimming pool and gym also there is a outdoor tennis court and beautiful communal gardens.

### Amenities

Inchbrook is a traditional location reminiscent of its Woollen Mills heritage; it is a small residential community straddling the A46. The surrounding villages offer some well-regarded private and public-sector schools including a Steiner school. To the far side of the valley, across the common is the favoured Minchinhampton Golf Club course, interspersed with several gastro pubs and of course Winstones Ice Cream factory.

The nearest town of Nailsworth is approximately 1 mile away, where you will find coffee shops, cafes and an array of superb restaurants, a small supermarket, delicatessens including the acclaimed Williams Kitchen fish market & food hall, the renowned Hobbs House bakery, plus a wonderfully diverse selection of fashionable boutiques and shops, salons, antiques & furniture shops and galleries for local craftspeople who have an annual arts festival. The town also offers a post office, butchers', grocery shops, doctors, dentists and a public library.







Approximately 3 miles away is Stroud Town offering several good secondary schools including grammar schools, further food, grocery & clothes shopping; cafes, restaurants and bars; leisure activities include 10-Pin Bowling, a Cinema, Leisure Centre. There are plenty of leisure activities on offer too with golf courses, riding stables, bowls club, extensive countryside walks, Salsa classes, gliding and polo clubs.

### Directions

From our office in Nailsworth take the A46 towards Stroud. After just over half a mile (just past the Shell garage), Dunkirk Mills can be found on the right hand side. Turn right into the car park and bear round to the left hand side and continue over the bridge and the property can be found on the right hand side and is indicated by the "Playnes Mill" sign.



### Services & Tenure

We believe the property is served by mains electricity, water and drainage. The vendor informs us that the tenure is leasehold. The above should be verified by your solicitor or surveyor.

### Local Authority

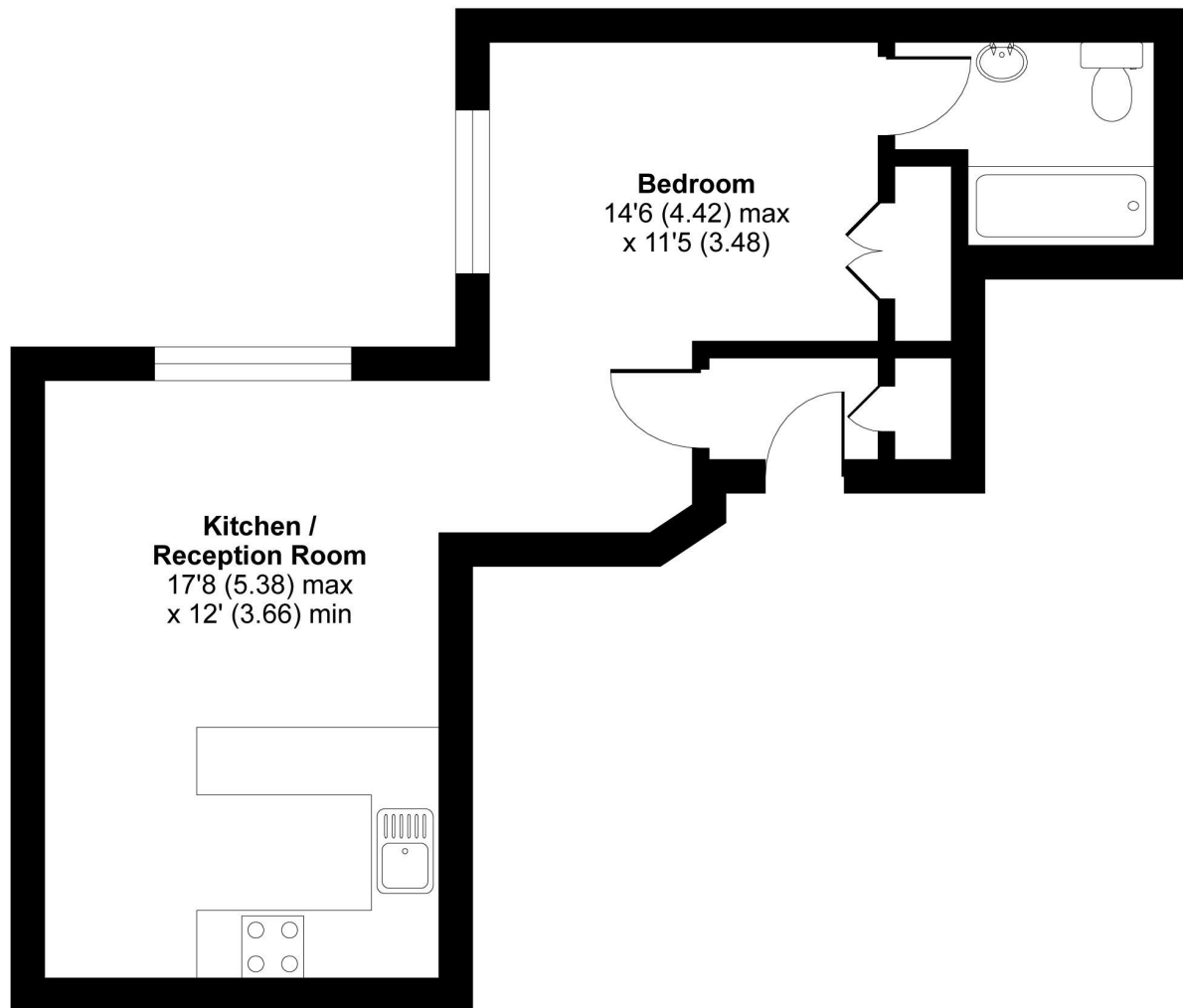
Stroud District Council

Ref: NAI/27631



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

APPROX. GROSS INTERNAL FLOOR AREA 430 SQ FT 554 SQ METRES



## SECOND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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