

SPRINGHILL HOUSE



ESTATE AGENTS  
OF  
GLOUCESTERSHIRE

# SPRINGHILL HOUSE

## SPRINGHILL, NAILSWORTH, GL6 0LT

Offers in excess of £145,000

### Description

A charming one-bedroom ground floor apartment set within a delightful Grade II\* listed Cotswold stone building, believed to date back as far as 1672. Located in the heart of Nailsworth, the property offers easy access to the town's vibrant community, independent shops, cosy cafés, and scenic countryside walks, all just a short distance away.

Springhill House, sympathetically converted into seven unique apartments, exudes period charm throughout. This particular apartment, one of three on the ground floor, benefits from a shared private driveway serving the main house and two neighbouring dwellings, along with an unallocated parking space to the front.

The communal entrance hall is a standout feature, showcasing a striking half spiral staircase, ornate cornicing, a carved archway, flagstone flooring, and traditional wooden paneling—offering an elegant welcome for residents and guests alike.

The current owners undertook a meticulous renovation of the ground floor in 2022, resulting in the creation of two stylish apartments. This one-bedroom home perfectly balances period character with modern living, featuring two beautiful front-facing sash windows with window seats, restored parquet flooring, wood paneling, and an original fireplace surround.

The open-plan living space includes a thoughtfully designed kitchen island, ideal for entertaining. The kitchen offers a sleek white laminate worktop, inset sink, four-ring induction hob, breakfast bar seating for two, under-counter storage, and an integrated electric oven with plumbing for a washing machine.

A wood-paneled archway leads to the bedroom, which includes built-in clothes rails, space for free-standing furniture, and a window to the rear. Adjacent is a modern shower room fitted with an enclosed shower cubicle, hand wash basin with vanity unit, low-level WC, heated towel rail, and window. A discreet fire exit door is also present in line with building regulations.

This beautifully presented apartment offers low-maintenance living with timeless character and valley views—an ideal first home, pied-à-terre, or lock-up-and-leave. Offered to the market with no onward chain.

Agent Notes:

The property is Grade II\* listed (Listing Number: 1186714).

It is leasehold; a new 125-year lease will be created on completion (running until 2150).

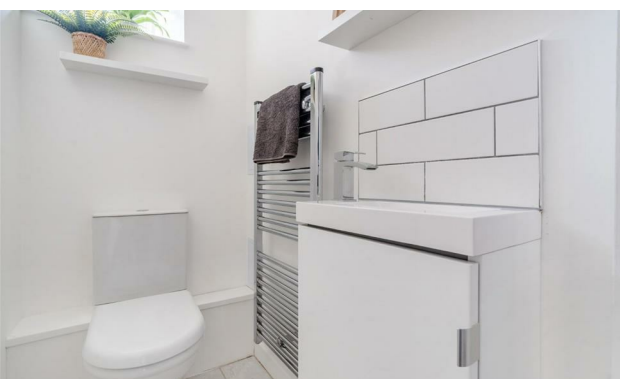
Ground rent: Peppercorn (£0).

Annual service charge: £1,540.54 (covers building insurance, fire alarm servicing, fire risk assessment, emergency lighting and communal electricity, cleaning and maintenance of communal areas, and external roof repairs).

The freeholder is Stag Developments Ltd.

- Offered to the market with NO ONWARD CHAIN
- Modern living space combined beautifully with period features & parquet flooring
- Open plan kitchen island houses integral appliances & breakfast bar
- Shower room all with modern fittings
- A wealth of features, panelled walls, high ceilings, sash windows & original fireplace.
- A charming Grade II\* listed building home to this one bedroom ground floor apartment
- Sitting/Dining room space with two sash windows complete with window seats
- Double bedroom with space for freestanding furniture
- A lovely community vibe within the building
- Situated a short distance from Nailsworth town centre, parking for one car





## Location & Amenities

Nailsworth has plenty to offer, renowned for its award-winning restaurants, pubs, cafes and other food outlets including Hobbs House Bakery, Williams Fish market and Food hall, Passage to India and the Weighbridge Inn, between them a great selection providing of fine breads, gourmet food, Indian spices and two-in-one pies.

The town remains lively throughout the day and evening. Small individual shops offer an amazing variety of goods – organic locally grown produce, first-class delicatessen products, fair-trade items from across the globe, fascinating antiques and collectables.

There are more than a hundred footpaths, passing picturesque cottages and handsome houses. Nailsworth has the largest number of working water wheels per square mile in the country. One of the focal points for artistic activities is Ruskin Mill which is set in the beautiful, organic water gardens. A fantastic eight-mile Cycleway that follows the old railway line from Nailsworth to Stonehouse. Just outside Nailsworth centre you have North Woodchester Mansion with its lakes surrounding the area. A short distance to nearby Minchinhampton common and village with amazing walks and views and Stroud just 4 miles away. With direct trains to Paddington from Stroud. Also convenient to M5 access at Junction 13.

## Useful Information

**Tenure:** Leasehold.

**Viewing arrangements:** Strictly by appointment through AJ Estate Agents.

**Fixtures and Fittings:** Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

**Local Authorities:** SDC. Council Tax Band A and EPC rating D

## Directions

From the centre of Nailsworth at the roundabout coming from Stroud, take the third exit onto Spring Hill and continue up the hill, passing Spring Hill Crescent on your right. After a short distance you will see the turning on the right hand side into Spring Hill House, denoted by our for sale board on approach. This property has an allocated parking space and there is parking by the wall, whilst allowing access in and out for visitors and other residents.

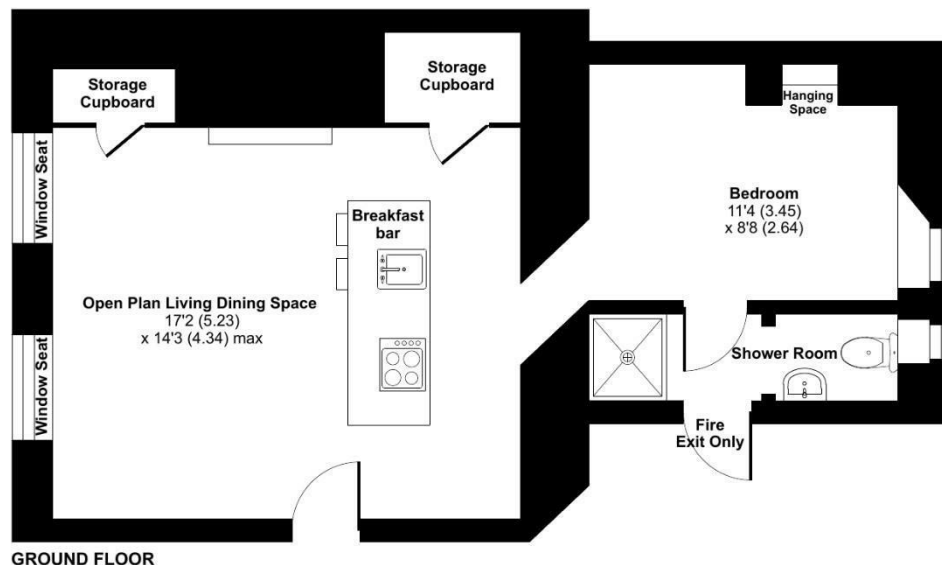




## Spring Hill House, Spring Hill, Nailsworth, Stroud, GL6

Approximate Area = 511 sq ft / 47.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for AJ Estate Agents of Gloucestershire. REF: 1183142

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	62
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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