



SawyerS
Sales & Lettings

**Albert Cottage, Bath Road, Nailsworth
Gloucestershire, GL6 0QL
Price £395,000**

Albert Cottage, Bath Road, Nailsworth, Gloucestershire, GL6 0QL

An extended Cotswold stone character cottage nestling in an elevated valley location, enjoying woodland views. Three bedrooms, two reception area`s, kitchen/dining room with impressive `Inglenook fireplace`. Modern additions complement the character features. Terraced gardens and woodland.

This is a fabulous opportunity to acquire a detached cottage requiring some damp proofing work and refurbishment which has been reflected in the asking price. This much-loved home offers well-proportioned and adaptable accommodation which is arranged over three floors. Benefits include double glazed windows and gas central heating. Modern additions complement the character features throughout. Block paved driveway providing off road parking for several vehicles. The terraced gardens are of particular note giving you somewhere to sit and enjoy the views across the wooded valley. The property enjoys an additional mature wooded area sloping down away from the property towards Ruskin Mill with wood store and raised lawn area with shrub borders.

Amenities: Nailsworth town centre offers three supermarkets, free parking, a delicatessen including the acclaimed Williams Kitchen fish market & food hall plus a wonderfully diverse selection of fashionable boutiques and shops, salons, antiques & furniture shops and galleries for local craftspeople which have an annual arts festival. Nailsworth is also home to Forest Green Rovers Football Club where there is a modern leisure/fitness centre and both state and private schooling within the area. The surrounding area offers some well regarded private and public-sector schools. Across the Common is the favoured Minchinhampton Golf Club course, interspersed with gastro style pubs and of course Winstones Ice Cream outlet. Junctions 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.

Lower Ground Floor

Kitchen/diner 3.9m (12'10") x 3.19m (10'6")

Double glazed French doors to front, double glazed window to front, impressive Inglenook fireplace with decorative bread oven and exposed Cotswold stone, work tops with storage under, Butlers style sink with mixer tap and tiled splash backs, shelving and space for gas cooker. Space for fridge. Two radiators and timber floor.

Utility Room 2.92m (9'7") x 1.62m (5'4")

Double glazed `Stable` style door to front, double glazed window to front, tiled work surface with stainless steel single drainer sink, plumbing for washing machine and space for freezer. Tiled floor.

Hall

Stairs to first floor, under stairs cupboard, radiator, built in storage cupboard with radiator, further boiler cupboard with storage and timber floor.

Shower Room 1.97m (6'6") x 1.72m (5'8")

Double glazed window to front, extractor, shower cubicle, low level WC and pedestal wash hand basin, tiled walls, radiator and tiled floor.

Ground Floor

Reception Room 4.93m (16'2") x 4.57m (15'0")

Door to side, double glazed window to side, double glazed window to front, stairs to first floor, three radiators and exposed timber floor.

Sitting Room 5.48m (18'0") x 3.53m (11'7")

Two double glazed windows to rear, two double glazed windows to side, double glazed window to front, window seats, exposed beams, timbers and stone work, fire place with Cotswold stone surround, three radiators and exposed timber floor.

Cloakroom

Double glazed window to front, extractor, low level WC, pedestal wash hand basin, tiled walls and radiator.

First Floor

Landing

Double glazed window to front, double glazed window to rear, access to loft, two radiators and exposed timber beam.

Bedroom One 3.59m (11'9") x 3.04m (10'0")

Double glazed window to front, double glazed window to rear, wash hand basin set within vanity unit, two radiators, exposed stone work and beams.

Bedroom Two 4.58m (15'0") x 2.45m (8'0")

Double glazed window to front, double glazed window to side, wash hand basin set within vanity unit and two radiators.

Bedroom Three 2.75m (9'0") x 2.38m (7'10")

Double glazed window to rear, access to loft, exposed stone work and beam. Radiator.

Shower Room

Double glazed window to front, extractor, shower cubicle, low level WC and pedestal wash hand basin. Tiled walls.

Outside

Block paved driveway providing off road parking for several vehicles. Gravelled area with railing. Steps leading to gated entrance leading to the front door and gravelled terrace, steps provide access to a further terraced patio/gravel area with pleasant views over the woodland, outside lighting and security lighting. An additional mature wooded area sloping down away from the property towards Ruskin Mill with wood store and raised lawn area with shrub borders.

Agents Note

Please note that a public footpath divides part of the garden and woodland from the property. We also understand that a degree of damp proofing work is required on the lower ground floor and the price reflects this.

Selling Agent

Sawyers Estate Agents
01453 751647
info@sawyersestateagents.co.uk

Local Authority

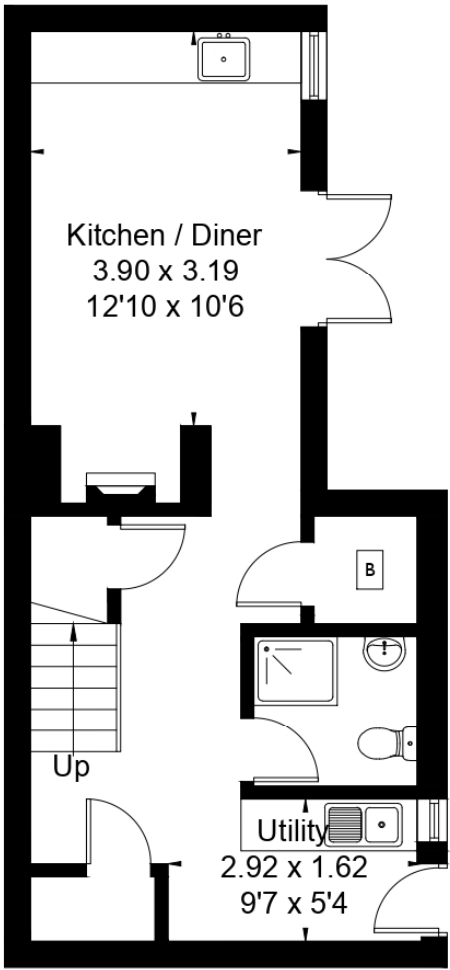
Stroud District Council - Band D

Directions

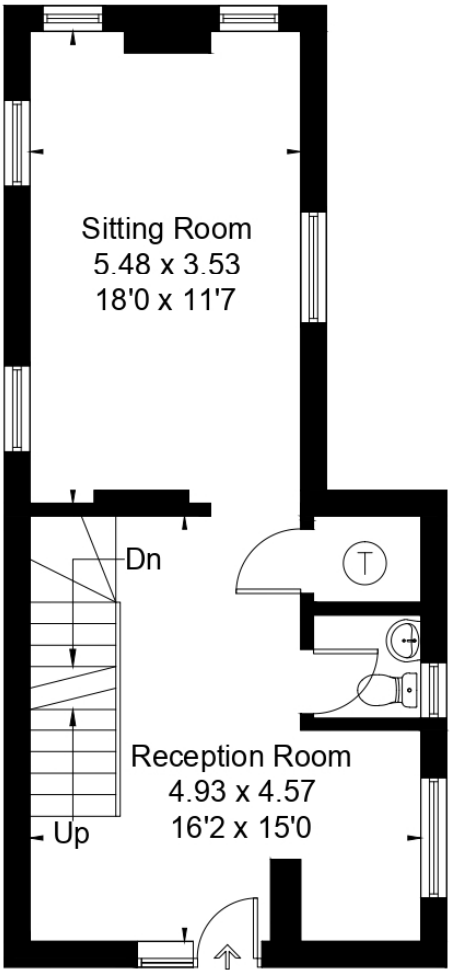
For SAT NAV use: GL6 0QL

From Nailsworth town centre proceed out of town in a southerly direction on the A46 Bath Road heading towards Tetbury and Bath for approximately half a mile and Albert Cottage will be found on the right hand side.

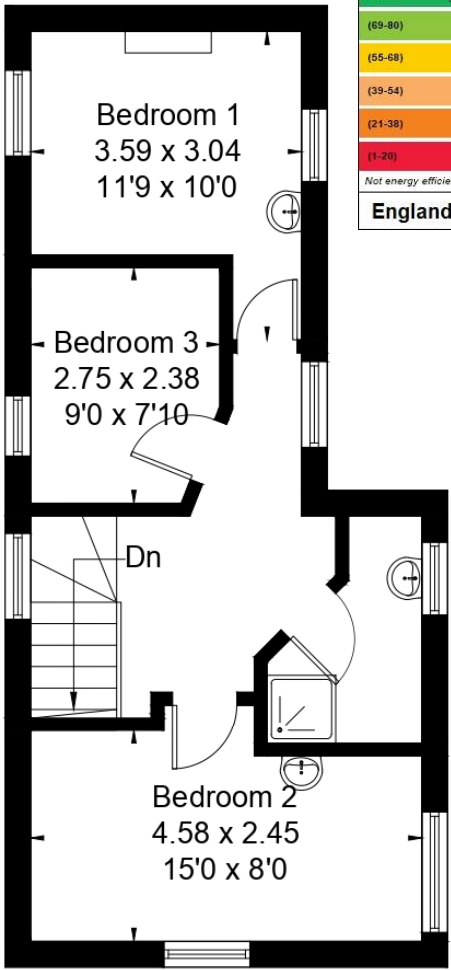
Approximate Floor Area = 102.7 sq m / 1106 sq ft



Lower Ground Floor



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Drawn for illustration and identification purposes only by @fourwalls-group.com #80180

DISCLAIMER: These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect to this property. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Floor plans are not to scale. Sawyers Estate Agents/Fine and Country cannot be responsible for any inaccuracy.

