

14 THE YARN STORE MINCHINHAMPTON



WHITAKER
SEAGER



14 THE YARN STORE, LONGFORDS MILL, MINCHINHAMPTON, STROUD, GL6 9LU

A STYLISH AND BEAUTIFULLY PRESENTED FOUR STOREY APARTMENT, BOASTING CHARACTER FEATURES, PRIVATE PARKING AND LOCATED IN THE HIGHLY REGARDED DEVELOPMENT OF LONGFORD MILLS.

The property

Occupying a magical waterside setting and positioned within the beautiful Longford Mills development, lies this stylish split level three bedroomed home, forming part of a Grade II listed former mill building. The main living space is particularly impressive owing to its fabulous ceiling height and double aspect windows allowing for the free flow of light. The property boasts a wealth of character features such as exposed stone walling and Oak beams but the standout feature is without doubt the view over the adjacent water. As you enter the property through the shared reception hall you pass through into the private entrance hall, with stairs rising to the first floor and into the study. The study would be an ideal place for either a work from home station, or possibly just to sit and admire the view. Stairs again lead up to the main level landing with doors that radiate off to the guests cloakroom and onwards into the sitting/dining room and kitchen, with its fitted wall and base level storage

units, housing a range of Bosch appliances such as induction hob, extractor fan, and double oven. There is also plumbing for both a washing machine and dishwasher, all housed under the smart Oak worktops. From the main landing stairs lead up to the third floor and there are doors off to the main bedroom with its en suite and bedroom two, both with outstanding views/exposed walls and ornate beams. A further staircase takes you up to the top floor landing and from here into a rather impressive third bedroom. This room would be suitable for a variety of uses and is certainly attractive with its plethora of exposed beams and it also benefits from a generous headroom. This is a Leasehold Property - The lease runs for 999 years from 1st January 2004. As such the property is subject to an annual management fee paid twice yearly. Management fee Jan 2024 - December 2024 £3693.40.





Guide price
£485,000

- Entrance hall/split level landing
 - Study
 - Sitting/dining/family room
 - Cloakroom/w.c.
 - Main bedroom & ensuite shower room
 - Family bathroom
 - Two further double bedrooms
 - Two parking spaces
 - Superfast broadband available 80/20Mbps
 - Limited mobile network reception but wireless calling through broadband available
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WITHIN EASY REACH...
Minchinhampton - 1.1 miles
Nailsworth 1.2 miles
Stroud - 5 miles
Tetbury - 5.2 miles
Cheltenham - 17 miles
Gloucester - 16.2 miles

Outside

As you approach the property you will find allocated parking for two vehicles and there is a pathway which leads down from the parking area, to the front door. Additionally the property is surrounded by some 14 acres of communal grounds, with a variety of beautiful walks and an abundance of wildlife. Please note that planning permission has been granted to convert the existing mill building opposite as well as construct new build properties, planning reference for SDC - 02/286 and CDC - 19/00277/LBC

Situation

Longfords Mill is located just over a mile from the thriving and artistic market town of Nailsworth. This has become an increasingly popular shopping destination within the Stroud Valleys. The town benefits from a range of speciality shops including Williams Food Hall, the famous Hobbs House Bakery, In fact Nailsworth is renowned for its selection of award-winning restaurants, pubs and cafes. Minchinhampton is also in close proximity, boasting a selection of local facilities including a good primary school, library, doctors surgery and a variety of shops. Minchinhampton and Rodborough Commons are beyond, and comprise hundreds of acres of open land vested in the National Trust. There is a wider range of shops and amenities at Stroud. Railway stations at Stroud and Kemble connect with Gloucester, Swindon and London Paddington within 90 minutes. Flood risk: low risk surface water, very low risk rivers and sea, risk of flooding from reservoirs



Approximate Gross Internal Area = 163.5 sq m / 1760 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1067519)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	58	
(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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Useful Information

Tenure: Leasehold

Postcode: GL6 9LU

Viewing: Strictly by appointment through Whitaker Seager.

Fixtures and Fittings: Only those items mentioned are included. All other items are specifically excluded, although some may be available by separate negotiation if required.

Local Authorities: Stroud District. Council Tax Band D and EPC rating D

Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.

