



MIRY BARN & LAND, NAILSWORTH

MURRAYS
SALES & LETTINGS

MIRY BARN
AT MIRY FIELDS
PIKE LANE
NAILSWORTH
GL6 0DQ

A rare opportunity to create a 2 bedroom barn conversion home and a new stable with the benefit of an additional c.4 acres of land in a sought after location in the popular market town of Nailsworth

BEDROOMS: 2
BATHROOMS: 2
RECEPTION ROOMS: 1

GUIDE PRICE £500,000



FEATURES

- Detached Barn Conversion
- Planning Permission Granted
- Approximately 4 acres
- Planning for new detached Stable
- Town Centre Location
- Views
- Potential Equestrian Facility
- Close to Local Amenities

DESCRIPTION

Full Planning Permission has been granted to convert an existing derelict barn to a 2 bedroom barn conversion with private off street parking.

Including c.4 acres of land with further planning to build new stabling this is a rare opportunity for someone to create a special home with equestrian facilities in the centre of this popular town.

Full Planning details available online - Stroud Council Planning Application Reference S.24/0483/FUL

SAFETY NOTICE

ON NO ACCOUNT MUST ANY ATTEMPT BE MADE TO ENTER MIRY BARN. IT SHOULD ONLY BE VIEWED EXTERNALLY AS THE REMAINING ROOF STRUCTURE IS UNSTABLE. ALSO EXTREME CARE MUST BE TAKEN WHEN INSPECTING THE PLOT AS THE GROUND IS UNEVEN IN PLACES.



DIRECTIONS

From our Minchinhampton office, proceed along West End into Windmill Road and at the junction on the Common, turn left for Nailsworth. Proceed across the Common and down the 'W' into Nailsworth; go straight over the roundabout, turning almost immediately left into Old Market Road. As the road bends, keep to the right and if travelling by car, park in the Newmarket Road Car Park immediately after the Britannia Inn. Continue along the road, turn left at Prices Mill Surgery taking the lane to the right between that and the Funeral Directors. Miry Barn and the associated land can be found ahead of you on the right.

LOCATION

The busy Cotswold market town of Nailsworth provides an extensive and eclectic range of shops, has an enviable reputation as a gastronomic centre with Williams Kitchen delicatessen and fresh fish counter, an award winning bakery and a choice of different restaurants and public houses.

Minchinhampton Golf Club with two challenging 18 hole courses is nearby, along with opportunities to explore the adjacent Cotswold countryside. There are further recreational facilities and primary schools, and the A46 gives easy access to Stroud which provides a more extensive range of leisure activities, shopping and schooling, and a mainline railway station brings London Paddington within 90 minutes travelling time. From Nailsworth it is perfectly feasible to commute to Bristol, and the centres of Bath, Swindon, Gloucester and Cheltenham are all easily accessible, as are the M4 and M5 motorways.

Motorway M5 J13 Stroud - 5.5 miles, Motorway M4 J15 Swindon - 30 miles, Motorway M4 J18 Old Sodbury (Bath/Bristol) - 16 miles, Stroud Railway Station - 4 miles, Cirencester (central) - 12 miles, Cheltenham (central) - 18 miles, Bristol Temple Meads - 34.5 miles, Bath (central) - 30 miles. Distances are approximate.



Miry Barn, At Miry Fields, Pike Lane, Nailsworth, Gloucestershire

Approximate IPMS2 Floor Area
Barn

133 sq metres / 1431 sq feet

(Includes Limited Use Area

29 sq metres / 312 sq feet)

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07890 327 241

Job No SP3875

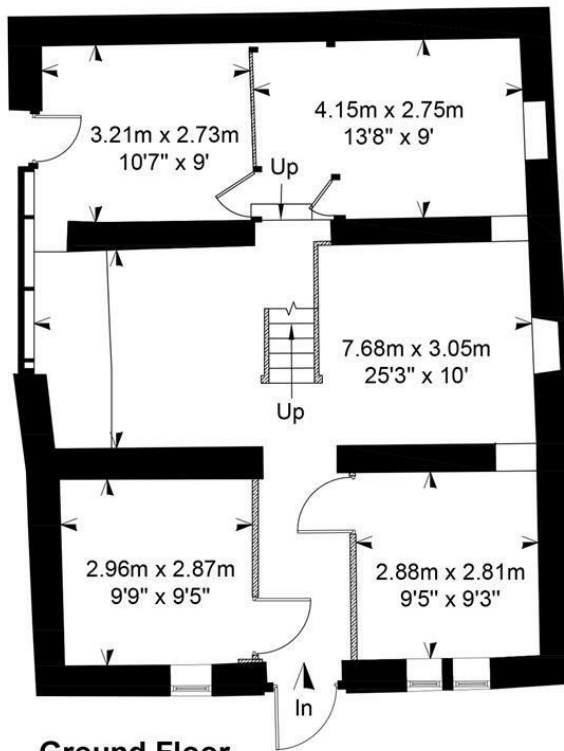
This plan is for identification and guidance purposes only.

Drawn in accordance with R.I.C.S guidelines.

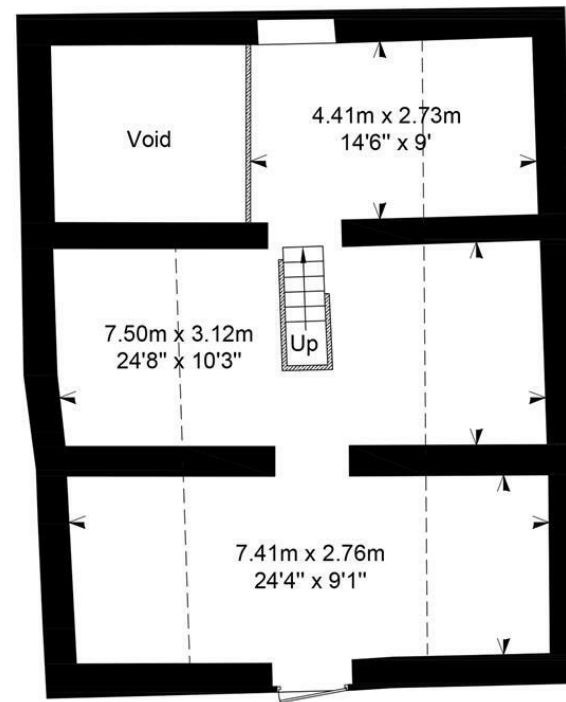
Not to scale unless specified.

IPMS = International Property Measurement Standard

[] = Limited Use Area



Ground Floor



First Floor

SUBJECT TO CONTRACT

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MURRAYS
SALES & LETTINGS

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TENURE

Freehold

EPC

SERVICES

Water is connected to the existing barn

Other utilities and services TBC

For more information or to book a viewing
please call our Minchinhampton office
on 01453 886334