GLENDOWER
NAILSWORTH







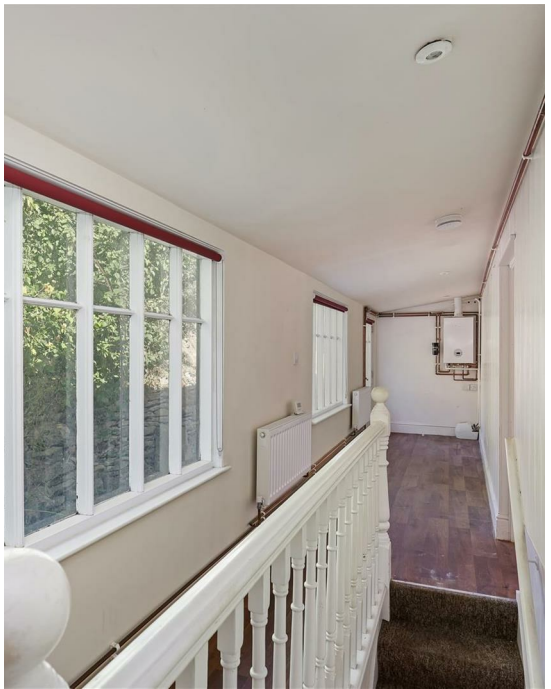




WHITAKER SEAGER







GLENDOWER, WATLEDGE, NAILSWORTH, STROUD, GL6 0AY

A RENOWNED THREE BEDROOM DETACHED COTSWOLD STONE HOME, STEEPED IN HISTORY AND ENJOYING MAGNIFICENT PANORAMIC VIEWS IN AN EXCEPTIONAL SETTING.

The property

Occupying a generous plot of approximately 0.279 acres, this Grade II listed detached Cotswold stone cottage was once the home of the celebrated Welsh poet W. H. Davies, best known for his poem Leisure, opening with the immortal lines:

"What is this life if, full of care, we have no time to stand and stare."

A property of genuine historical importance, the attractive Cotswold stone elevations have been mellowed by time, while the interior retains a wealth of period features including exposed beams, original fireplaces, and charming window seats, ideally placed to take in the far reaching countryside views. A distinctive corner picture window further enhances the sense of light and outlook.

Situated in the highly desirable hamlet of Watledge, the cottage enjoys outstanding rural views while remaining within easy reach of the amenities of nearby Nailsworth.

The property would now benefit from a sympathetic programme of refurbishment. This would allow it to be enhanced for modern living while carefully preserving its considerable character and historic significance.

The layout has been altered over time, particularly on the first floor, where there may be scope to improve the arrangement. Subject to the necessary listed building and planning consents, there is potential to reinstate the home office as a separate fourth bedroom, if desired.

The ground floor is entered via the dining room, which provides a welcoming introduction to the home and features a staircase rising to the first floor. From here, doors lead to both the kitchen/breakfast room and the sitting room. In addition, there is an externally accessed workshop/store offering useful ancillary space.

The first floor comprises a spacious landing, three bedrooms, a family bathroom, a separate cloakroom, and a home office.

Ofcom confirms ultrafast broadband is available, with good mobile coverage. The property is connected to mains gas, electricity, water and the executors have advised mains drainage.







Guide price

£500,000

- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- First Floor Landing
- Three Bedrooms
- Home Office/Study
- Family Bathroom/Separate WC.
- Workshop
- Extensive Sloping Gardens
- Far Reaching Views

WITHIN EASY REACH...

Nailsworth Town - 0.4 miles
Stroud - 5 miles
Minchinhampton - 2.6 miles
Tetbury - 7.5 miles
Gloucester - 17.8 miles

Outside

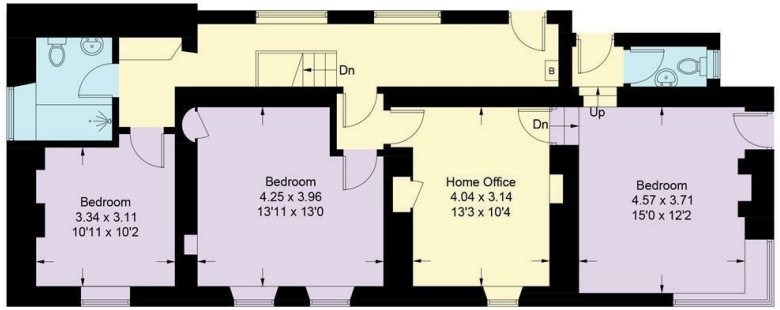
The property is approached via attractive ornate iron railings (detailed in the grade 2 listing) and an elegant wrought iron gateway, creating an impressive first impression. A pathway leads directly to the front entrance, while steps rise to a gravelled patio area at the side of the property, providing an ideal space for outdoor seating. From here, pathways continue around to the rear, with further steps leading up through the generous sloping gardens. A particular feature of the property is its delightful rear garden, which enjoys an elevated position with far reaching views across Nailsworth and the surrounding Cotswold countryside. The lower section is well established with a variety of mature fruit trees, creating a productive and attractive outdoor space. Beyond this, the upper section of the garden has been left to rewild, offering enormous scope for enhancement. We understand this area was formerly home to a garage, long since removed, which was accessed via Whips Lane to the rear of the property. Subject to any necessary consents, the space presents exciting potential for landscaping, the creation of additional seating terraces, vegetable gardens or recreational areas, allowing purchasers the opportunity to create a truly exceptional garden tailored to their own lifestyle. Altogether, the gardens provide a rare combination of established planting, outstanding views and excellent potential, making them a real highlight of this charming home.

Situation

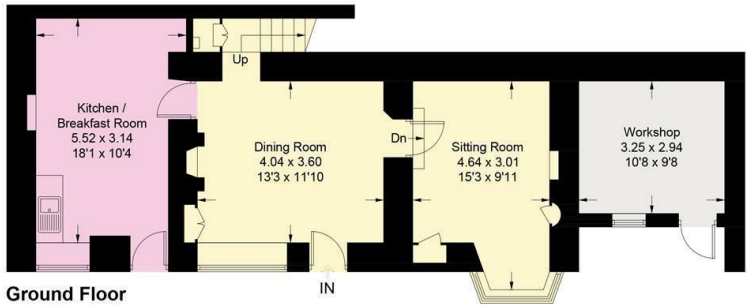
Watledge is a sought-after Hamlet, backing onto 600 acres of surrounding National Trust common land. Nearby Nailsworth is just half a mile away and is a much-desired Cotswold market town offering a wide selection of shops, restaurants and facilities including the award-winning delicatessen & bakery, Williams Food Hall and Hobbs bakery, as well as two supermarkets. The proximity of the A46 enables access to a number of major towns and routes including Bath and Bristol. Stroud, the principal urban centre locally, is where more extensive educational, shopping and leisure facilities are available including Stroud High and Marling Grammar schools and the twice weekly Farmer's market. There are variety of independent schools in the area including The Acorn School in Nailsworth, Beaudesert Park School on Minchinhampton Common and Wycliffe College in Stonehouse. A main line railway station offering direct services to London (Paddington) can be found at Stroud and Kemble Railway stations. Above Nailsworth, approx. 1 mile away, is the Minchinhampton Common, 600 acres of open common land which offers opportunities for walking and golf. Not far away you will find the entrance to the Woodchester National Trust Park with its 5 lakes and wooded walks. Nailsworth is also home to a professional football club, 'Forest Green Rovers' who are claimed to be first 'vegan' football club.



Approximate Gross Internal Area = 142.3 sq m / 1532 sq ft
Workshop = 9.7 sq m / 104 sq ft
Total = 152.0 sq m / 1636 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1319422)

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PrimeLocation.com Zoopla rightmove

Useful Information

Tenure: Freehold **Postcode:** GL6 0AY **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

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.