

## The Yarn Store, Longfords Mill, Minchinhampton, Stroud, Gloucestershire, GL6 9LU



Sought after location • Grade II Listed • Quiet location • Views • Well maintained • Beautifully presented • EPC Grade II Listed

# The Yarn Store,

Longfords Mill, Minchinhampton, Stroud, Gloucestershire, GL6 9LU

## Key Features



3  
Bedrooms



2  
Bathrooms



1  
Reception

## About the property

Located in the heart of a sought-after neighbourhood, this period Grade II Listed apartment offers a unique blend of style and comfort.

Boasting three bedrooms, this clean, well-maintained property is perfect for those seeking a peaceful and secure living environment. The apartment features a stylish interior with convenient amenities, including access to communal gardens and resident parking.

Situated in a quiet and scenic setting, this property provides a tranquil escape from the hustle and bustle of city life.

With its prime location and attractive features, this apartment is sure to appeal to those looking for a comfortable and convenient living space in a desirable area.

Don't miss out on the opportunity to make this charming property your new home.

## Amenities

The town of Minchinhampton is a most sought-after area with a highly regarded primary school and 600 acres surrounding of National Trust common land. There are also several coffee shops, bistros & restaurants, a corner shop, a library, sports & social club with football and rugby teams, doctors, dentists and a pub. There is a strong sense of community with a good social network. The surrounding villages also offer some well-regarded private and public-sector schools including a Steiner school. Across the common is the favoured Minchinhampton Golf Club course, interspersed with several gastro pubs and of course Winstones Ice Cream factory.

The nearest town of Nailsworth is approximately 1 miles away, where you will find a small supermarket, delicatessens 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. The town

also offers a post office, butchers', grocery shops, doctors, dentists and a public library. There are plenty of leisure activities on offer too including a new leisure centre with members' club, golf courses, riding stables, bowls club, extensive countryside walks, gliding and polo clubs. Approximately 3 miles away is Stroud Town offering several good secondary schools, further food, grocery & clothes shopping; cafes, restaurants and bars; leisure activities include 10-Pin Bowling, a Cinema, Leisure centre with Lido and tennis courts, plus local clubs.

## Broadband and Mobile Coverage

For an indication of specific broadband and mobile speed and supply or coverage in the area we recommend the Broadband and mobile coverage checker - Ofcom.

## Directions

From our Nailsworth office head out on the A46 towards Bath and then immediately take the left hand turn towards Avening on the B4014. After approximately 1 mile there is a traffic-light junction. Turn left here onto the Longfords Mill estate. Follow the road into the mills and keep to the right, proceeding under the bridge and turn right and then left into the parking area.

What 3 Words: [///preparing.clash.streamers](#)

## Services & Tenure

The tenure is Leasehold, 999 years from and including 1 January 2004.

Service/maintenance charge: £3,693.40 per annum.

## Local Authority

Stroud District Council

Council Tax Band: D

## Our reference

STRVAL/SM/RN/10072024

## We'd love to hear from you

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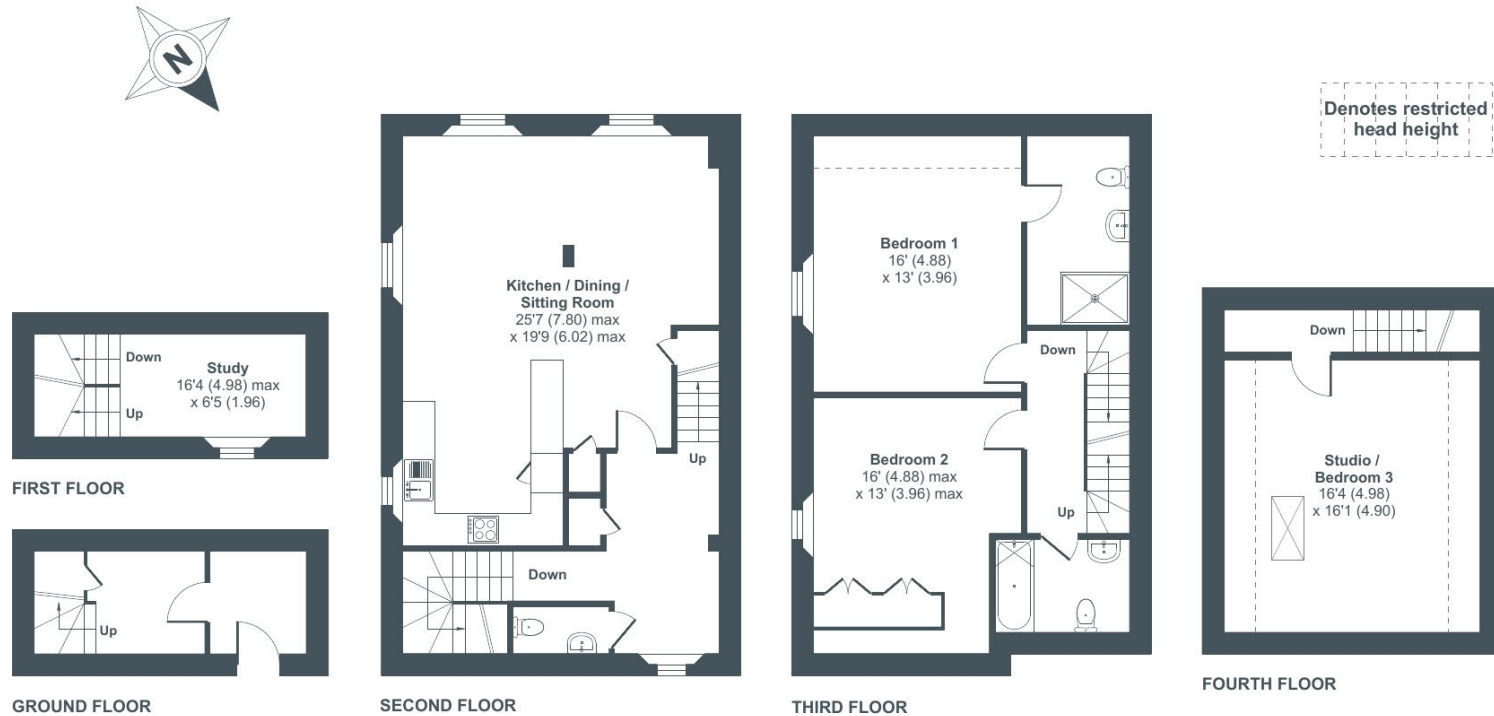
# Longfords Mill, Minchinhampton, Stroud, GL6

Approximate Area = 1713 sq ft / 159 sq m

Limited Use Area(s) = 94 sq ft / 9 sq m

Total = 1807 sq ft / 168 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 Perry Bishop. REF: 708293



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**ID Checks:** Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

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