

Perry Bishop

PROPERTY MADE PERSONAL

The Old Warehouse, Longfords Mill, Minchinhampton, Gloucestershire, GL6 9LS



Sought after location • Tranquil setting • Communal gardens • Parking • Close to amenities • Well presented • Views • Grade II Listed • EPC D



The Old Warehouse,

Longfords Mill, Minchinhampton, Gloucestershire, GL6 9LS

Key Features



2
Bedrooms



2
Bathrooms



1
Reception

About the property

Introducing this charming and peaceful Grade II Listed upper floor apartment, boasting a delightful blend of style and comfort. This tastefully designed property features two spacious bedrooms, perfect for a small family or professionals seeking ample living space.

As you step inside, you'll be greeted by a warm and inviting atmosphere, enhanced by the abundance of natural light flowing through the windows. The well-appointed kitchen offers modern appliances and ample storage, making meal preparation a breeze.

The apartment benefits from access to communal gardens, providing a tranquil retreat for residents to unwind and enjoy the outdoors. In addition, there are two allocated parking spaces and off-street parking is also available, ensuring convenience and ease of access.

Situated in a desirable location, this property offers easy access to local amenities, schools, and transport links, making it an ideal choice for those seeking both comfort and convenience.

Don't miss out on the opportunity to make this lovely apartment your own. Contact us now to arrange a viewing and experience the beauty of this wonderful property firsthand.

Amenities

The town of Minchinhampton is a most sought-after area with a highly regarded primary school and is surrounded by 600 acres 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 has 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.

Directions

From our Nailsworth office travel along the Avening Road towards Minchinhampton. After approximately 1 mile turn left at the traffic lights onto the Longfords Mill development. Turn left then right over the bridge and follow the road straight round where the property can be found opposite the parking.

Services & Tenure

The tenure is Leasehold, 999 years from 1 January 2004. There is a service/maintenance charge of £2,219.52 per annum, payable in March and September. Mains water, drainage, and electricity are connected.

Local Authority

Stroud District Council

Council Tax Band: D

Our reference

STRVAL/SM/RN/12022024

We'd love to hear from you

4 The Old George, Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

T: 01453 836736

E: stroudvalleys@perrybishop.co.uk



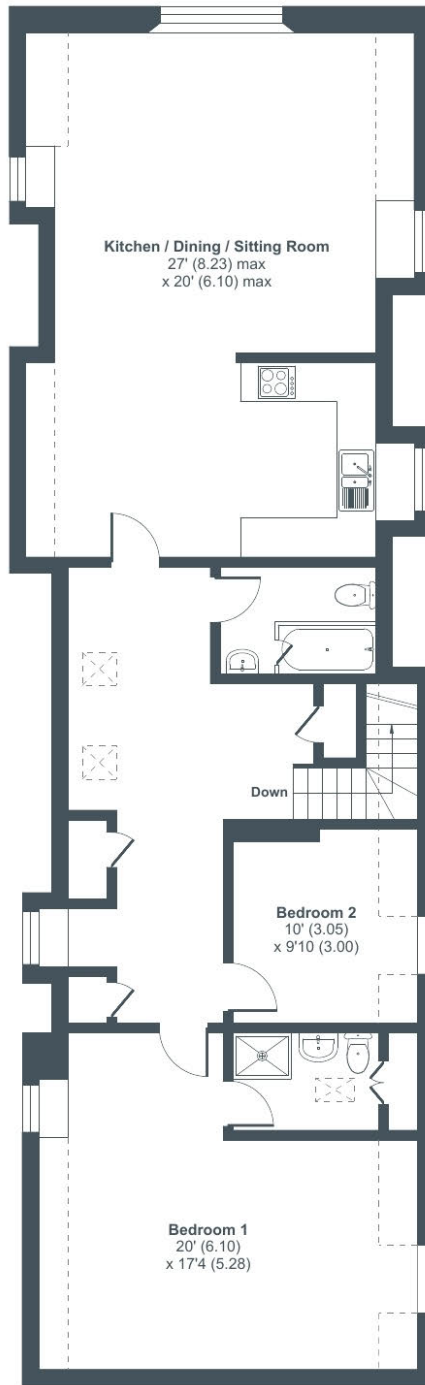
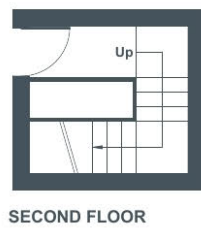
Longfords Mill, Minchinhampton, Stroud, GL6



Approximate Area = 1218 sq ft / 113 sq m
Limited Use Area(s) = 121 sq ft / 11 sq m
Total = 1339 sq ft / 124 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Perry Bishop. REF: 703830



4 The Old George, Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

T: 01453 836736

E: stroudvalleys@perrybishop.co.uk

perrybishop.co.uk

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.
Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

Gloucestershire • Oxfordshire • Wiltshire

