

# PerryBishop

PROPERTY MADE PERSONAL

**Flat 22, Middlemoor Mill,** Dunkirk Mills, Inchbrook, Stroud, Gloucestershire, GL5 5HH



Grade II Listed • Sought after location • Beautifully presented • Countryside views • Walking distance to town • Communal gardens • Parking • On site swimming pool • EPC Grade II Listed



## Flat 22, Middlemoor Mill,

Dunkirk Mills, Inchbrook, Stroud, Gloucestershire, GL5 5HH

### Key Features



2  
Bedrooms



2  
Bathrooms



2  
Receptions

### About the property

Located on the top floor with elevator access in the much sought-after Dunkirk Mill development and with a tennis court, gym, and swimming pool on-site, stands this spacious beautifully presented two-bedroom Grade II Listed apartment offering a wealth of charm and character.

On entering there is a good size hallway with a spiral staircase leading up to the first floor level. The open plan kitchen/dining room is of a good size benefitting from lovely views looking out and the kitchen enjoys plenty of built-in storage units.

Leading on there is a beautifully presented bedroom benefitting from plenty of built-in storage and delightful views looking out.

The second bedroom is well presented and enjoys views looking out and direct access out to a small balcony area, and fire escape.

The family bathroom is immaculately presented in a contemporary style.

To the second floor there is a spacious vaulted sitting room enjoying plenty of character and charm and is a delightful place to sit and relax and enjoy the countryside view.

To the outside there is parking and access to the communal gardens, gym, swimming pool and tennis courts.

### Amenities

Inchbrook is a traditional location reminiscent of its Woollen Mills heritage; it is a small residential community straddling the A46. The surrounding villages offer some well-regarded private and public-sector schools including a Steiner school. To the far side of the valley, 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 mile away, where you will find coffee shops, cafes and an array of superb restaurants, a small supermarket, delicatessens including the acclaimed Williams Kitchen fish market & food hall, the renowned Hobbs House bakery, 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.

Approximately 3 miles away is Stroud Town offering several good secondary schools including grammar schools, further food, grocery & clothes shopping; cafes, restaurants and bars;





leisure activities include 10-Pin Bowling, a Cinema, Leisure Centre. There are plenty of leisure activities on offer too with a members' club, golf courses, riding stables, bowls club, extensive countryside walks, Salsa classes, gliding and polo clubs.

#### **Directions**

From our office in Nailsworth take the A46 towards Stroud. After just over half a mile (just past the Shell garage), Dunkirk Mills can be found on the right hand side. Turn right into the car park and bear round to the left-hand side, the property can be found on the right hand side and is indicated by the Middlemoor sign.

#### **Services & Tenure**

The tenure is Leasehold, 199 years from 25 March 1988. There is a service/maintenance charge of £5,957.78 per annum, paid half yearly. Ground rent is peppercorn. Mains water, drainage, and electricity are connected.

#### **Local Authority**

Stroud District Council

Council Tax Band: C

#### **Our reference**

STRVAL/SM/RN/15042024

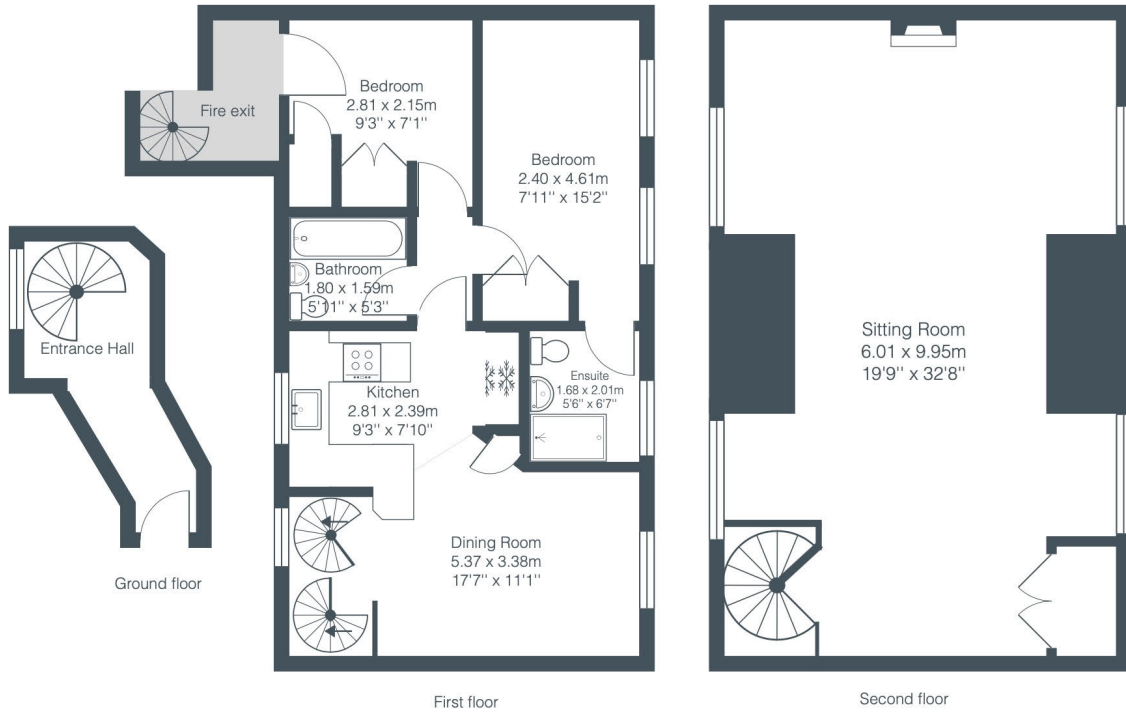
#### **We'd love to hear from you**

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Total Area: 115.6 m<sup>2</sup> ... 1244 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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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.  
**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.

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