

## Caretakers Cottage, Longfords Mill, Minchinhampton, Stroud, Gloucestershire, GL6 9AN



Sought after location • Beautifully presented • Plenty of parking • Outside storage • Garden • Walking distance to town • Character features • Wood burner • EPC E



# Caretakers Cottage,

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

## Key Features



4 to 5  
Bedrooms



3  
Bathrooms



1 to 2  
Receptions

## About the property

Nestled in a peaceful and charming neighbourhood, this immaculately maintained period detached house boasts four/five spacious bedrooms, offering a cosy and homely atmosphere. The property exudes character and charm, providing a comfortable and quiet sanctuary for its residents.

With easy access to local amenities and transport links, this property is ideal for those seeking a tranquil yet convenient lifestyle. The well-maintained garden and patio area provide the perfect space for outdoor enjoyment, while off-street parking ensures convenience for residents and visitors alike.

Don't miss the opportunity to make this delightful property your new home. Contact us today to arrange a viewing and experience the charm and tranquillity this property has to offer.

## Amenities

An exclusive enclave, The Longfords Mill development skirts the village of Minchinhampton, located in the valley abutting the Gatcombe Park reservoir and surrounded by wooded hillsides. A rural setting just off the Avening Road between Nailsworth and Avening.

The surrounding villages offer some well regarded private and public-sector schools including a Steiner school. There are several gastro pubs within walking distance located along the river path.

The nearest town of Nailsworth is approximately 1 mile 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 crafts-people which have an annual arts festival. The town also offers banks, post office, butchers', grocery shops, garden centre, 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, Salsa classes, gliding and polo clubs.

Avening is approximately 1.5 miles with village amenities including a popular primary school, two pubs, a village hall & social club. With historic medieval routes linked to the unofficially Royal Town of Tetbury.

Approximately 4 miles away is Stroud Town offering several good secondary schools, further food, grocery & clothes shopping; cafes, restaurants and bars; leisure activities including Bowling, a Cinema, leisure centre with a lido and tennis courts.

## 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 travel along the Avening Road towards Minchinhampton. After approximately 1 mile turn left at the traffic lights onto the Longfords Mill development. Once in the development, keep to the right and proceed under the bridge where the property can be found on your left hand side.

What 3 Words: [///nourished.correct.recoup](https://nourished.correct.recoup)

## Services & Tenure

The tenure is Freehold.

## Local Authority

Stroud District Council

Council Tax Band: C

## Our reference

STRVAL/SM/RN/09092024

## We'd love to hear from you

4 The Old George, Fountain Street, Nailsworth, Gloucestershire, GL6 OBL

T: 01453 836736

E: [stroudvalleys@perrybishop.co.uk](mailto:stroudvalleys@perrybishop.co.uk)







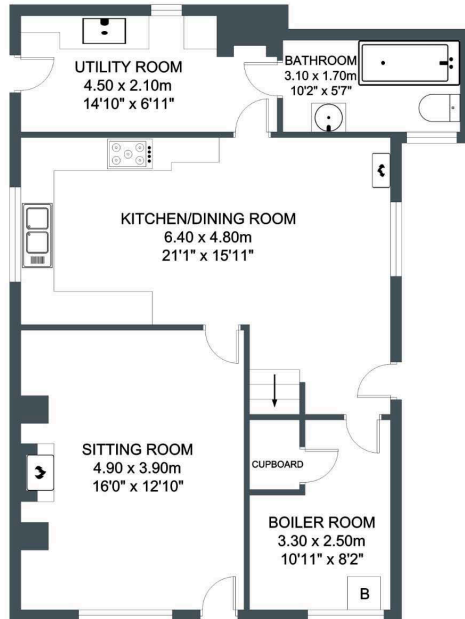




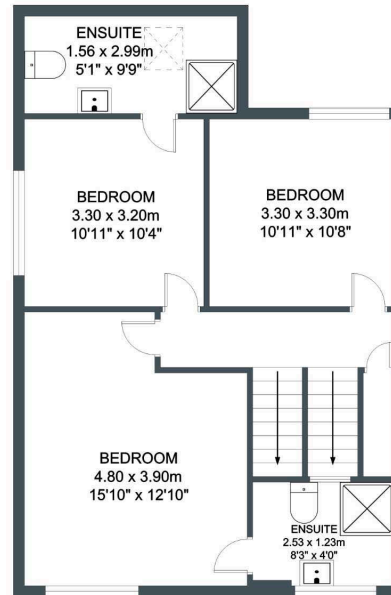




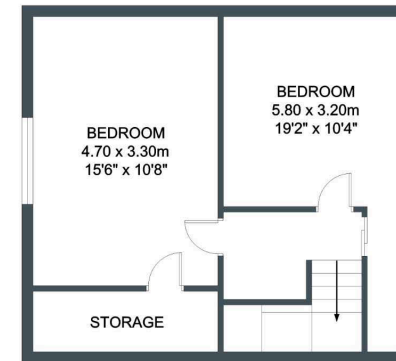
TOTAL APPROX. FLOOR AREA 1844 SQ. FT. (171.3 SQ. M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 708 SQ. FT.  
(65.8 SQ. M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 630 SQ. FT.  
(58.6 SQ. M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 402 SQ. FT.  
(37.3 SQ. M.)



WORKSHOP  
APPROX. FLOOR  
AREA 104 SQ. FT.  
(9.6 SQ. M.)

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

T: 01453 836736

E: [stroudvalleys@perrybishop.co.uk](mailto:stroudvalleys@perrybishop.co.uk)

[perrybishop.co.uk](http://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.

