

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



Sought after location • Grade II Listed • Beautiful communal gardens • Immaculately presented
• Close to amenities • Character features • Parking • EPC D

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Key Features



2
Bedrooms



2
Bathrooms



1
Reception

About the property

Immaculately presented, this period ground floor apartment boasts two bedrooms and exudes a charming and homely atmosphere.

Located in a peaceful and scenic setting, this property offers a comfortable and convenient lifestyle.

The well-maintained communal gardens provide a tranquil outdoor space for residents to enjoy, while the two allocated parking spaces ensure practicality for those with vehicles.

The apartment benefits from ample natural light, creating a bright and airy feel throughout. With easy access to local amenities and transport links, this property offers the perfect blend of comfort and convenience.

Don't miss out on the opportunity to make this peaceful retreat your new home. Contact us today to arrange a viewing and experience the charm of this delightful property.

Amenities

Minchinhampton is a most sought after area with a highly regarded primary school and 600 acres of National Trust common land. There are also several coffee shops, an organic dairy, bistros & restaurants, a corner shop, a library, several churches, a sports & social club with football and rugby teams, doctors, and a dentists. There is a strong sense of community with a good social network.

Nailsworth is a much busier market town where you will find three supermarkets, 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. There is also an annual arts festival. The town also offers a post office, butchers, grocery shops, pub, doctors, dentists, several churches and a public library.

Approximately 4 miles away, the larger town of Stroud offers several good secondary schools, further food, grocery and clothes shopping, churches, cafes, restaurants and bars, leisure activities including 10 pin bowling, a cinema, leisure centre with Lido and tennis courts, plus local clubs. There are excellent transport links with London Paddington only 90 minutes (approx.) by train from Stroud, and Swindon, Bath and Bristol all easily commutable by car.

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 B4014, Avening Road, towards Avening, passing The Weighbridge Inn on your right. After a short distance turn left at the traffic lights onto the Longfords Mill development. At the first junction turn left and then immediately right over the bridge. Head straight on into the visitors car park at the rear. 1 The Old Warehouse is in the far right hand corner and has its own front door.

What 3 Words: [///perfected.selects.hospitals](#)

Services & Tenure

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

Service/maintenance charge: £1987.50 for the period 01/01/2023-31/12/2023

Local Authority

Stroud District Council

Council Tax Band: C

Our reference

STRVAL/SM/RN/23082024

We'd love to hear from you

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

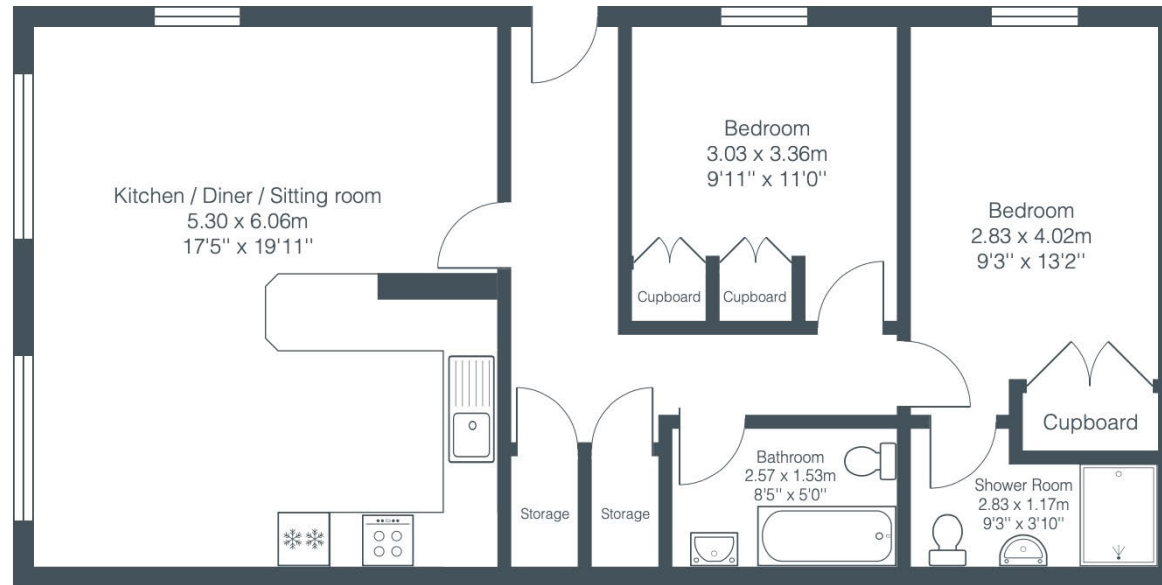
T: 01453 836736

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Total Area: 79.3 m² ... 853 ft²

All measurements are approximate and for display purposes only.

PerryBishop
PROPERTY MADE PERSONAL

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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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