

The Yarn Store, Longfords Mill, Minchinhampton, Glos, GL6 9LU



- Grade II Listed
- Sought after location
- Beautifully presented
- Amazing views
- Parking
- Flexible accommodation
- EPC D

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Key Features



3
Bedrooms



2
Bathrooms



1
Reception

About the property

Located in the prestigious Longford's Mill development stands this character Cotswold stone Grade II Listed three bedroom apartment which is presented in a contemporary style and enjoys spectacular views looking out over Gatcombe Lake and woodland. With a private entrance and private staircase, on entering there is a spacious entrance hall which could be used for storage or an office space.

Leading up to the second floor the generous size kitchen/open plan sitting room is beautifully presented in a contemporary style, enjoying plenty of light and spectacular views looking out over Gatcombe Lake and the Slipway to the front aspect. The kitchen enjoys plenty of built in units and there is more than enough room in the sitting room for a dining room table.

Leading up there are two spacious bedrooms, both immaculately presented and enjoying delightful views looking out over Gatcombe Lake, and the master bedroom benefitting from its own spacious well-presented en-suite shower room. Also on this floor there is a good size family bathroom. Leading up to the top floor the attic bedroom enjoys a lovely pitched roof, beamed ceiling and again views looking out.

To the outside there is parking and beautifully maintained communal areas.

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.

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office.

This includes: Broadband speed and mobile phone signal, flood risk, and area information.

We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

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

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Services & Tenure

Tenure – Leasehold, 999 years from 1st January 2004. Service charge and Ground rent To Be Confirmed

Electricity - Mains Supply

Water – Mains Supply

Sewerage - Mains Supply

Heating – Electric

Local Authority

Stroud District Council, Stroud

Council tax Band - D

Our reference

NAI260102

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We'd love to hear from you

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Approximate Gross Internal Area 1807 sq ft - 167 sq m

Ground Floor Area 109 sq ft – 10 sq m

First Floor Area 109 sq ft – 10 sq m

Second Floor Area 638 sq ft – 59 sq m

Third Floor Area 627 sq ft – 58 sq m

Fourth Floor Area 324 sq ft – 31 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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