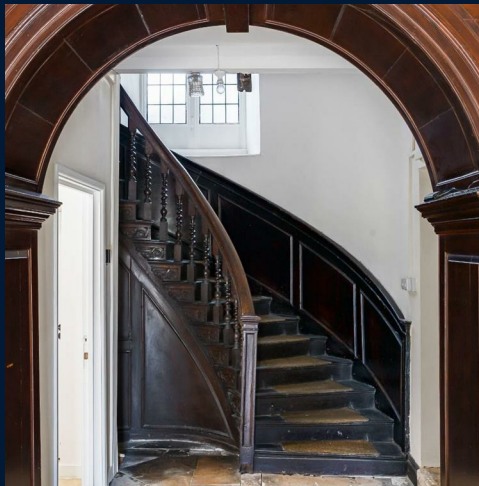
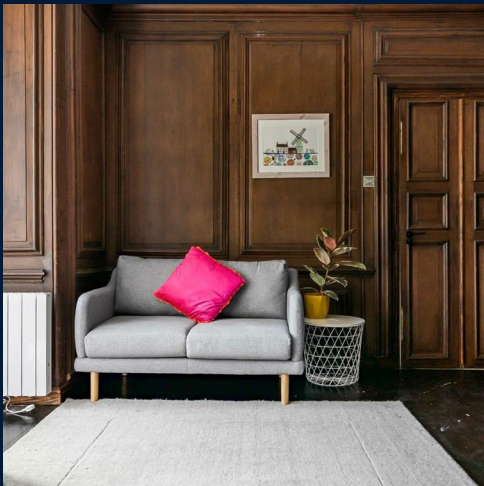


SPRINGHILL HOUSE



APARTMENT 7 SPRINGHILL HOUSE SPRINGHILL, NAILSWORTH, GL6 0LT

Offers over £84,950

Description

A charming studio ground floor apartment set within a delightful Grade II* listed Cotswold stone building, believed to date back as far as 1672. Located in the heart of Nailsworth, the property offers easy access to the town's vibrant community, independent shops, cosy cafés, and scenic countryside walks, all just a short distance away.

Springhill House, sympathetically converted into seven unique apartments, exudes period charm throughout. This apartment, one of three on the ground floor, benefits from a shared private driveway serving Springhill House and two neighbouring dwellings, along with an unallocated parking space to the front.

The communal entrance hall is a standout feature, showcasing a striking half spiral staircase, ornate corning, a carved archway, flagstone flooring, and traditional wooden panelling, offering an elegant welcome for residents and guests alike.

The current owners undertook a meticulous renovation of the ground floor in 2022, resulting in the creation of two stylish apartments. This studio apartment perfectly balances period character with modern living, featuring full-height bay window, wooden panelling, and a fireplace surround. Lovely views across the valley.

The open-plan living space includes a thoughtfully designed kitchen island, ideal for entertaining. The kitchen offers a sleek white laminate worktop, an inset sink, a four-ring induction hob, breakfast bar seating for two, under-counter storage, and an integrated electric oven with plumbing for a washing machine. A rear cupboard, which houses the water tank and has further storage space.

In the rear corner is a pod with an enclosed shower cubicle, hand wash basin with vanity unit, low-level WC, heated towel rail.

In addition, the studio apartment comes with sole access to the basement beneath, a door provides access from the main entrance hall. Private entrance leads to a stone staircase and passageway to a very useful space. Offering a great amount of storage.

This beautifully presented apartment offers low-maintenance living with timeless character and valley views, an ideal first home, pied-à-terre, or lock-up-and-leave. Offered to the market with NO ONWARD CHAIN

AGENTS NOTES

The property is Grade II* listed (Listing Number: 1186714).

It is leasehold; a new 125-year lease will be created on completion (running until 2150).

Ground rent: Peppercorn (£0).

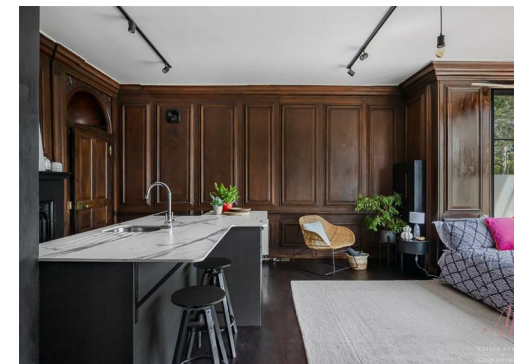
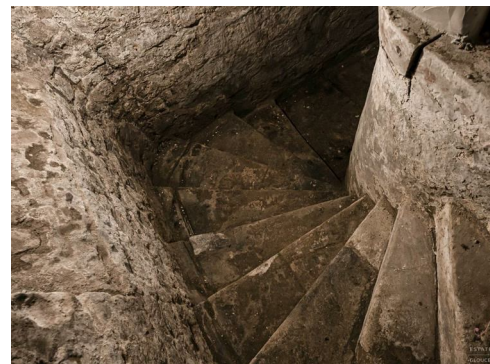
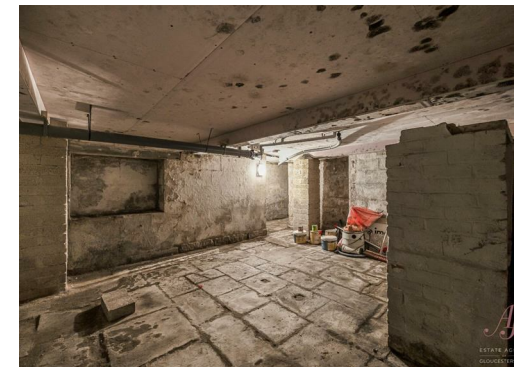
Annual service charge: £1,175.57 (covers building insurance, fire alarm servicing, fire risk assessment, emergency lighting and communal electricity, cleaning and maintenance of communal areas, and external roof repairs).

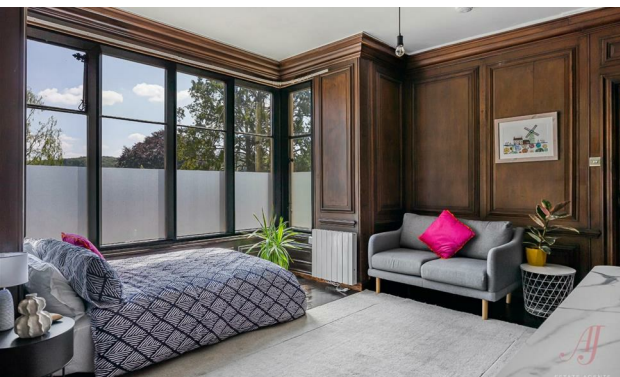
The freeholder is Stag Developments Ltd.

AGENTS NOTE Stamp duty at £84,950

First time buyers and moving home £0, additional property is £4,247

- Offered to the market with NO ONWARD CHAIN,
- Ideal first time home or investment opportunity, rental value approx £695 PCM
- Open plan living space with large bay full height windows and delightful views
- Shower room all with modern fittings
- Sole access to basement via communal hall, offering rare, additional storage space
- A charming Grade II* listed building home to this studio ground floor apartment
- Modern living space combined beautifully with period features
- Open plan kitchen island houses integral appliances & breakfast bar
- A lovely community vibe within the building
- Situated a short distance from Nailsworth centre, parking for one car





Location & Amenities

Nailsworth has plenty to offer, renowned for its award-winning restaurants, pubs, cafes and other food outlets including Hobbs House Bakery, Williams Fish market and Food hall, Passage to India and the Weighbridge Inn, between them a great selection providing of fine breads, gourmet food, Indian spices and two-in-one pies.

The town remains lively throughout the day and evening. Small individual shops offer an amazing variety of goods – organic locally grown produce, first-class delicatessen products, fair-trade items from across the globe, fascinating antiques and collectables.

There are more than a hundred footpaths, passing picturesque cottages and handsome houses. Nailsworth has the largest number of working water wheels per square mile in the country. One of the focal points for artistic activities is Ruskin Mill which is set in the beautiful, organic water gardens. A fantastic eight-mile Cycleway that follows the old railway line from Nailsworth to Stonehouse. Just outside Nailsworth centre you have North Woodchester Mansion with its lakes surrounding the area. A short distance to nearby Minchinhampton common and village with amazing walks and views and Stroud just 4 miles away. With direct trains to Paddington from Stroud. Also convenient to M5 access at Junction 13.

Useful Information

Tenure: Leasehold.

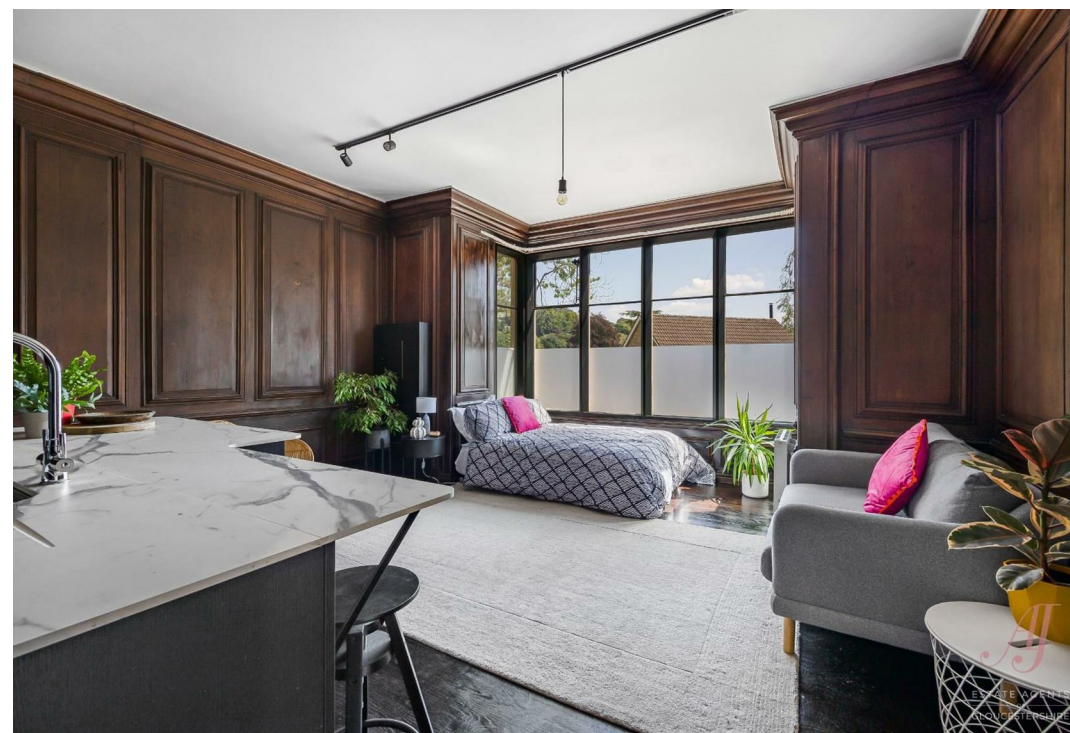
Viewing arrangements: Strictly by appointment through AJ Estate Agents.

Fixtures and Fittings: Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

Local Authorities: SDC. Council Tax Band A and EPC rating D

Directions

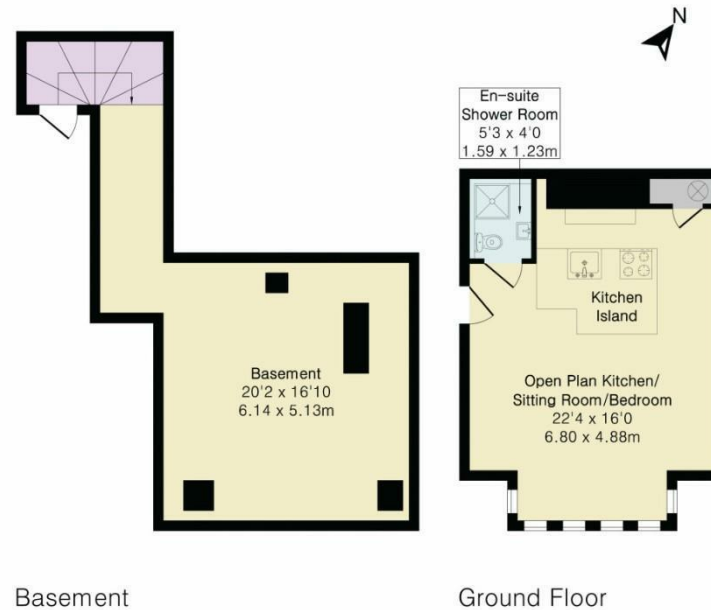
From the centre of Nailsworth at the roundabout coming from Stroud, take the third exit onto Spring Hill and continue up the hill, passing Spring Hill Crescent on your right. After a short distance, you will see the turning on the right-hand side into Spring Hill House, denoted by our for sale board on approach. This property has an unallocated parking space, and there is parking by the wall, whilst allowing access in and out for visitors and other residents.



Approximate Gross Internal Area 700 sq ft - 65 sq m

Basement Area 363 sq ft – 34 sq m

Ground Floor Area 337 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	62
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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AJ ESTATE AGENTS
OF
GLOUCESTERSHIRE

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