



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 95 (A)	95 (A)	Very environmentally friendly - lower CO <sub>2</sub> emissions 88 (A)	88 (A)
(81-94) B		(81-87) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E	39	(39-54) E	33
(21-38) F		(21-38) F	
1-20 G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

MISREPRESENTATION ACT 1967. Messrs. Bennett Jones for themselves and for the Vendors of this property whose agents they are, give notice that: All statements contained in their particulars as to this property are made without responsibility on the part of the Agents or Vendors.

None of the statements contained in their particulars as to this property is to be relied on as a statement or representation of fact. Any intending purchasers must satisfy himself by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendors do not make or give and neither the Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Albert Cottage, Bath Road, Nailsworth,  
GL6 0QL

Price Guide  
£495,000



UNIQUE RENOVATED DETACHED COTTAGE ON THE OUTSKIRTS OF POPULAR COTSWOLD TOWN, SITTING ROOM, KITCHEN/BREAKFAST ROOM, UTILITY, SHOWER ROOM, STUDY/LANDING AREA, THREE BEDROOMS, SHOWER ROOM/THIRD WC, GAS CENTRAL HEATING, EXTENSIVE WOODEN DOUBLE GLAZING, GOOD SIZED GARDEN INCLUDING WOODLAND, PARKING, MUST BE SEEN, ENERGY RATING E

**01453 544500**

31 Parsonage Street, Dursley  
Gloucestershire, GL11 4BW

**bennettjones.co.uk**

sales@bennettjones.co.uk



# Albert Cottage, Bath Road, Nailsworth, GL6 0QL

## DIRECTIONS

From Nailsworth town centre proceed out of town in a southerly direction on the A46 Bath Road heading towards Tetbury and Bath for approximately half a mile and Albert Cottage will be found on the right hand side just prior to the 40mph speed limit sign and as demarked by our sale board.

## SITUATION

This attractive semi-rural cottage is located on the outskirts of the extremely popular Cotswold town of Nailsworth, which is a busy market town situated on the west side of the Cotswolds. The town is a hive of industry and has an attractive range of shops along with supermarkets, cafés, restaurants, post office, library, doctors surgery and bus station. We understand the town was recently named by The Sunday Times as one of the top 101 places to live in the country. Stroud is approximately four miles distant and has good transport links with London Paddington only (approximately) 90 minutes away by train. Bath and Bristol are only 35 minutes by car from Nailsworth, with Cirencester, Cheltenham and Gloucester also within easy commuting distance. The property has a range of country walks including the public rights of way in the grounds of Ruskin Mill which the cottage overlooks. The property is within five minutes walk of the town centre using an old coaching lane directly in front of the property and the town has a cycle track which leads to the adjoining Cotswold town of Stroud.

## DESCRIPTION

The cottage has been completely rebuilt, renovated and extended by the previous owners with the works being completed in the summer of year 2000. The works included complete rebuild of the existing property along with a large three storey extension, re-roofing, the property was also completely re-plumbed and re-wired with a good range of electric sockets and radiators. The property is accessed via a parking area with pillared lighting. The parking can be securely enclosed and has tandem parking for five plus cars. Albert Cottage is accessed via the lower ground floor which has an attractive kitchen with beams, Cotswold stone fireplace with wood burner and patio doors open onto patio area, this in turn leads to utility area with tiled floor and shower room. On the upper ground floor there is an entrance hall with study area and large sitting room with exposed stone walling, windows with window seats with attractive pine shutters and stone fireplace. On the first floor there are three bedrooms along with shower room/third wc. Externally to the side of the property there is a large attractive terrace. This leads to a lower terrace and an old coaching track separates the house from the garden and parking where there can be found a further lawned area, extensive wooded garden which overlooks Ruskin Mill and the lake.

## ACCOMMODATION

(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

## LOWER GROUND FLOOR

### KITCHEN/BREAKFAST ROOM 3.98m (widening to 5.1m) x 3.2m (13'0" (widening to 16'8") x 10'5")

Having an attractive range of bespoke handmade units with tiled work surfaces over, dresser style shelf unit, belfast style deep enamel sink, stripped wood flooring, radiator, double glazed wooden french doors and window to front, inglenook fireplace with wood burner and bread oven with exposed beam over.

### SIDE ENTRANCE/UTILITY ROOM 4.6m x 4.4m (max.) (15'1" x 14'5" (max.))

Having attractive tiled work surface with plumbing for automatic washing machine, inset ceiling spot lights, part glazed stable door to rear, radiator, built in cupboard housing gas boiler (replaced approximately 12 months ago) supplying radiator central heating and domestic hot water. Walk in cupboard and understairs storage cupboard.

### SHOWER ROOM

Having shower cubicle, low level wc, wash hand basin, part tiled wall and extractor fan.

## UPPER GROUND FLOOR

### ENTRANCE HALL

The good sized entrance hall has stairs to the first floor with study area off.

### STUDY AREA 2.4m x 1.9m (7'10" x 6'2")

Having double glazed window to front, stairs to first floor, part glazed door to patio, double glazed window to front, two radiators, exposed Cotswold stone walling, airing cupboard housing hot water storage tank.

### CLOAKROOM

Having low level wc and wash hand basin.

### SITTING ROOM 5.43m x 3.54m (17'9" x 11'7")

Having attractive Cotswold stone fireplace with matching Cotswold stone hearth, windows to rear with shutters and window seat, exposed beams and lintels. Large window to front with window seat, two radiators and further shuttered windows to side.

## ON THE FIRST FLOOR

### LANDING

Having double glazed windows to front and rear, radiator, exposed Cotswold stone wall and access to loft space.

### BEDROOM ONE 3.61m x 3.06m (11'10" x 10'0")

Having double glazed window to front and rear, radiator and exposed Cotswold stone walling. Exposed timber vanity wash hand basin and attractive high ceiling.

### BEDROOM TWO 4.54m x 2.56m (14'10" x 8'4")

Having double glazed windows to front and side, radiator, vanity wash hand basin with cupboard under.

### BEDROOM THREE 2.5m x 2.38m (8'2" x 7'9")

Having double glazed window to front, radiator and exposed Cotswold stone walling.

### SHOWER ROOM

Having low level wc, shower cubicle with electric shower, wash hand basin and double glazed window.

## EXTERNALLY

The property is accessed via a lit pillared driveway with parking space for a number of cars. The gardens are of a good size and include extensive woodland area and lawn pathways to lower levels and workshop/shed. Steps lead from parking area across the old coaching lane to the side of the property where there can be found a lower terrace with STORE SHED. Steps lead to upper terrace.

## AGENTS NOTE

Tenure: Freehold.  
Gas fired radiator central heating.  
Council Tax Band: 'D' (£2103.61 payable).  
Old Coach Lane/Footpath runs through the property.

## FINANCIAL SERVICES

We may offer prospective purchasers' financial advice in order to assist the progress of the sale. Bennett Jones Partnership introduces only to Kingsbridge Independent Mortgage Advice and if so, may be paid an introductory commission which averages £128.00.

## VIEWING

By appointment with the owner's sole agents as over.

