

Perry Bishop
and Chambers

the agent who keeps you informed

13 Playnes Mill, Inchbrook, Gloucestershire, GL5 5HB



Two bedroom duplex apartment | Character grade II listed mill conversion
Residents swimming pool, gym and tennis courts | Far reaching views
Off road parking

Guide price £240,000

Cirencester Cheltenham Fairford Faringdon Leckhampton London Nailsworth Stroud Tetbury

13 Playnes Mill, Inchbrook, Gloucestershire, GL5 5HB



2 Bedrooms



2 Bathrooms



1 Receptions

Located on the third floor in this much sought after Grade II listed Mill conversion is this two bedroom duplex apartment offering plenty of character and charm along with a lovely good size open plan living space with views.

Enjoying lift access to the third floor access is into a good size entrance hall with a shower room/cloakroom leading off. Following through there is a spacious open plan sitting room/dining room enjoying a vaulted ceiling and spiral staircase leading up to a mezzanine area ideal as a study area. Leading off the kitchen has plenty of built in units with a built in oven and hob and there are lovely views looking out. Also on the ground floor there is a good size master bedroom. Following upstairs there is a second bedroom plenty of storage and another good size family bath family bathroom.

The development offers parking for one car and there is also plenty of visitor parking. There is also access to the indoor

swimming pool, gym and sauna and outdoor tennis courts and there are beautiful communal gardens

Amenities

Inchbrook is a traditional location reminiscent of its Woollen Mills heritage; it is a small residential community straddling the A46. The surrounding villages offer some well-regarded private and public-sector schools including a Steiner school. To the far side of the valley, 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 mile away, where you will find coffee shops, cafes and an array of superb restaurants, a small supermarket, delicatessens including the acclaimed Williams Kitchen fish market & food hall, the renowned Hobbs House bakery, plus a wonderfully diverse selection of fashionable boutiques and shops, salons, antiques & furniture shops and galleries for local





craftspeople who have an annual arts festival. The town also offers a post office, butchers', grocery shops, doctors, dentists and a public library.

Approximately 3 miles away is Stroud Town offering several good secondary schools including grammar schools, further food, grocery & clothes shopping; cafes, restaurants and bars; leisure activities include 10-Pin Bowling, a Cinema, Leisure Centre. There are plenty of leisure activities on offer too with golf courses, riding stables, bowls club, extensive countryside walks, Salsa classes, gliding and polo clubs.

Directions

From our office in Nailsworth take the A46 towards Stroud. After just over half a mile (just past the Shell garage), Dunkirk Mills can be found on the right hand side. Turn right into the car park and bear round to the left hand side and continue over the bridge and the property can be found on the right hand side and is indicated by the "Playnes Mill" sign

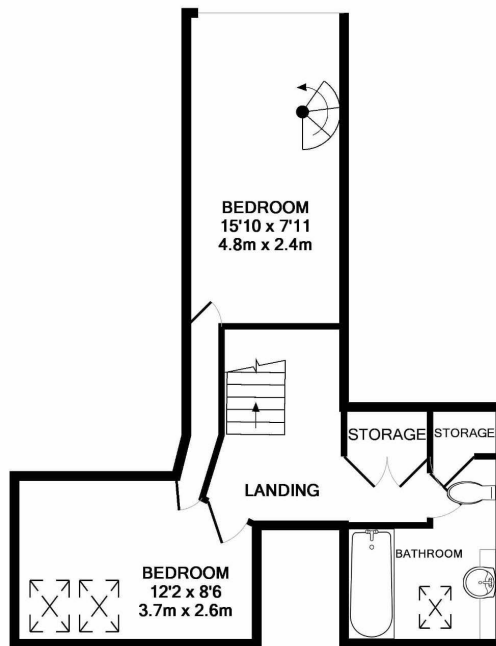
Services & Tenure

We believe the property is served by mains electricity, water and drainage. The vendor informs us that the tenure is leasehold. The above should be verified by your solicitor or surveyor.

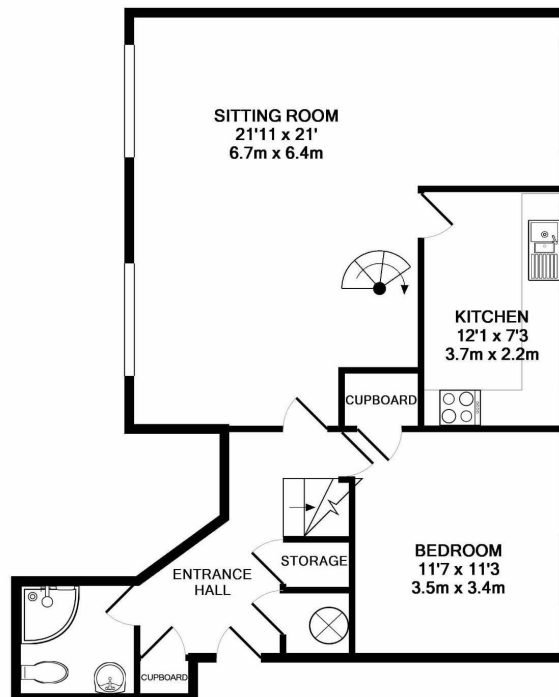
Local Authority

Stroud district council





1ST FLOOR
APPROX. FLOOR
AREA 394 SQ.FT.
(36.6 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 725 SQ.FT.
(67.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1119 SQ.FT. (104.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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