

Apartment 5, Millend Mill, Eastington, Gloucestershire, GL10 3UY

£239,950

PETER JOY

Sales & Lettings









Apartment 5, Millend Mill, Eastington, Gloucestershire, GL10 3UY

A beautifully presented second floor apartment situated within a superb Grade II Listed former woollen mill in a rural position on the outskirts of Eastington with allocated parking and well kept grounds that border the stream.

ENTRANCE HALL, OPEN PLAN LIVING AREA WITH SITTING ROOM, DINING ROOM AND KITCHEN WITH PARLOUR FARM CABINETS, TWO BEDROOMS, TWO BATHROOMS (ONE EN SUITE TO PRINCIPAL BEDROOM), UNDERFLOOR HEATING, COMMUNAL ENTRANCE SPACE WITH ORIGINAL WATERWHEEL, COMMUNAL STREAMSIDE TERRACE AND GROUNDS, ALLOCATED AND VISITOR PARKING.

Viewing by appointment only

The Old Chapel, Brimscombe, London Road, Stroud, GL5 2SA t: 01453 766333 Email: stroud@peterjoy.co.uk







Description

Millend Mill is a substantial Grade II listed Cotswold stone former woollen mill situated in a quiet country lane on the outskirts of the popular village of Eastington. This rural location allows for easy access to the shops, amenities and train station of both Stroud and Stonehouse, with motorway junctions within easy reach and countryside walks on the door step. The property was originally built in 1818 by wealthy cloth manufacturer Henry Hicks and was sympathetically converted to offer eleven well appointed apartments in 2015, with the ground floor retained as an impressive reception area with the original water wheel. This apartment is on the second floor and has both lift and stairwell access, with beautifully presented accommodation arranged over one level. This comprises an entrance hall, open plan living space with sitting area, dining area and kitchen with bespoke shaker style cabinets by Parlour Farm and integrated appliances, master bedroom with en suite shower room, main bathroom and second bedroom. High quality fittings have been used throughout, with the lovely Oak floor with underfloor heating of particular merit. The property is tastefully decorated and styled, and the windows enjoy a superb outlook over the mill stream at the front and surrounding countryside - indeed, the owners have binoculars at the ready by the sitting room and bedroom windows to watch the egrets, otters and other wildlife that congregate by the water. A first rate property, and a must for your viewing list.

Outside

The apartments benefit from a sunny paved terrace immediately behind the property, next to the river, with another sitting area to the side of the building. The grounds around the mill are well maintained, with established borders that are planted with mature, established shrubs and a gravelled area at the front of the building which is enclosed with an imposing wrought iron gate and railings. All the properties benefit from an allocated parking space within the grounds, visitor parking and bin storage, in the outhouse at the entrance to the site, which also houses the meters.

Location

Eastington is well known locally for its good community and allows for easy access to the shops, amenities and train station of Stonehouse with schooling, pubs, a shop, a village hall, hairdressers and brilliant walks close by. Nearby Stonehouse has seen many changes over the years, and considerable growth, but remains a friendly town and a proud community spirit. It is a great place to live, with a wide range of housing, a direct railway line to London, primary and secondary schools and a location just 2.5 miles from the M5 motorway. Stonehouse has all the facilities one would expect of a small town, including a GP surgery, Co-op, three playing fields, pubs and a bustling High Street with independent shops, restaurants and cafes. The town is also the location for Wycliffe College, a private school with boarding facilities. But in keeping with the rest of the Stroud area, residents are never far from stunning scenery. The Stroud water Canal runs through Stonehouse and the town is also on the doorstep of beautiful Doverow Hill and a lovely cycle trail which runs to Nailsworth.

Directions

From Stroud take the A419 towards Stonehouse and the M5 motorway at the end of the bypass. At the Horsetrough roundabout bear left and proceed towards the M5. Continue past Stonehouse Court Hotel and onto the next roundabout. Proceed straight over, signposted M5. Turn left at the next roundabout signposted Eastington and continue. Look out for the turning to Millend Lane on the left and take this turning. Procced past the school and continue. The turning for Millend Mill will be found on the left.

Property information

The property is Leasehold - 125 year lease beginning January 1st 2015 with 110 years remaining.

Annual services charges of approximately £3240 to include cleaning of the common areas, buildings insurance and external grounds maintenance. Mains electricity and water are connected, with an electric underfloor heating system. Private drainage system. The council tax band is C. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include standard and superfast connections, and you are likely to have full voice and data mobile service with all main providers.

Local Authority

Stroud District Council, Ebley Mill,Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321

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Approximate Gross Internal Area = 74.9 sq m / 806 sq ft

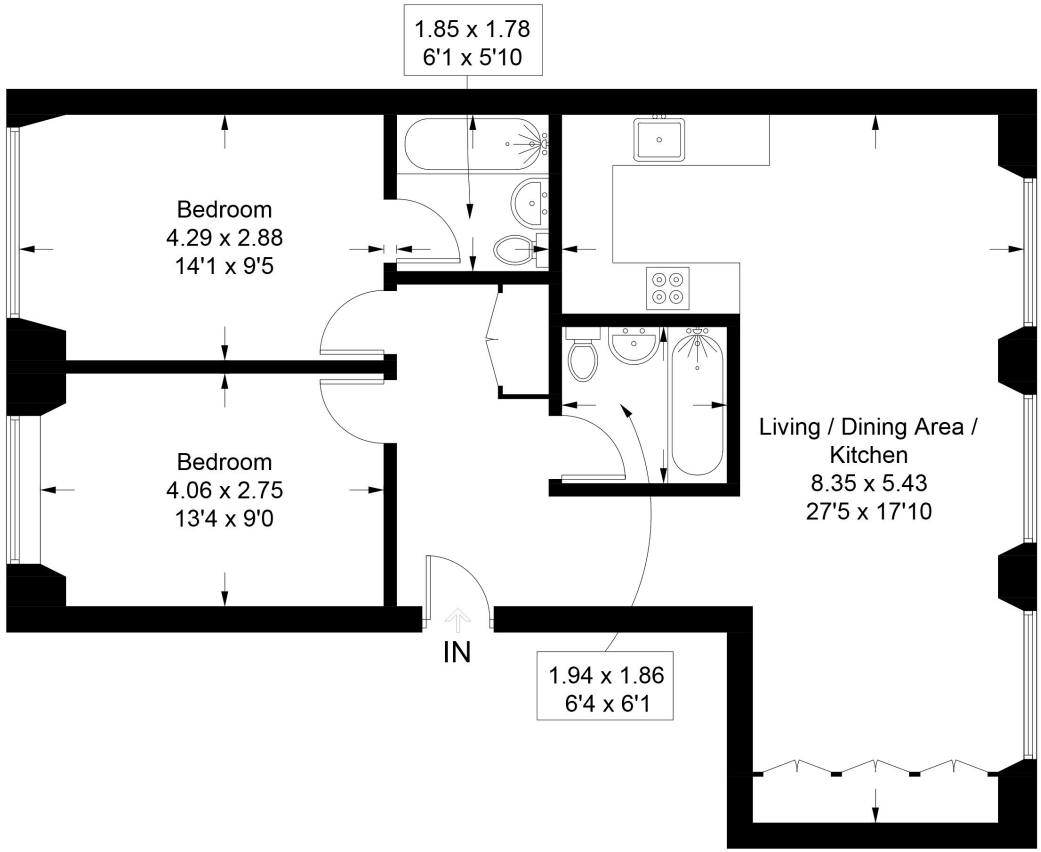
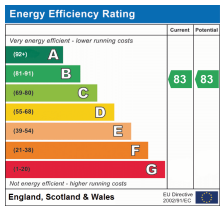


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1257525)



These sales particulars are prepared in good faith and are for general guidance only. We have not tested the services, appliances and fittings nor carried out a detailed survey and interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Room sizes are internal and should not be relied upon for carpets and furnishings. Any plan is for layout and guidance only. Notice is given that all fixtures, fittings, carpets, curtains/blinds and kitchen equipment are deemed removable by the vendor unless specifically itemised within those particulars.

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