

A well-presented one double bedroom ground-floor apartment within this handsome Grade II Listed converted Manor House. The building is approached via an attractive tree lined driveway set on the edge of the town centre. Entered through a Tuscanpedimented porch the communal hall leads you to the apartments entrance. The accommodation in brief consists: Entrance hall, Living/dining room with sash windows, timber shutters and storage under, with ornate cornice, picture rails and fireplace, stylish kitchen, shower room and double bedroom. High ceilings and character features add to the charm of this apartment. Outside will be found the communal off road parking and gardens. No Chain.

Contact us: 01453 751661

FLAT 2 | WALLBRIDGE HOUSE | STROUD

£139,950

 |  |  | EPC Exempt

- Impressive Apartment
- Within a converted Manor House
- Character features
- Fireplace & Sash windows
- Communal gardens
- Communal Parking
- No onward chain
- Video tour available





## Flat 2, Wallbridge House, Wallbridge, Stroud, Gloucestershire, GL5 3JS

**A well-presented one double bedroom ground-floor apartment within this charming Grade II listed converted Manor House set on the edge of the town centre. High ceilings and character features add to the charm of this apartment. Outside will be found the communal off road parking and gardens. No Chain**

**HISTORY:** In 1470 Wallbridge Mill belonged to Thomas Bigge. In 1608, it was apparently occupied by a clothier called William Trotman, who had six employees, giving an impression of the small scale of cloth-making firms at this date. In 1761, when it was bought by Samuel Watts, clothier, Wallbridge Mill consisted of three fulling mills, a gig mill, a dyeing furnace, a brewing furnace and a dwelling house. His descendants sold the mill in 1820 to the Smith brothers, who were dyers, and they held it until 1870. It was then purchased by the Stonehouse and Nailsworth Railway Company, which partially demolished it to make way for the railway viaduct they built across the River Frome. After the railway had been built, the rest of the mill was eventually sold back to Howard & Powell, cloth manufacturers, who continued to make cloth here until the late 1950s. The mill buildings were demolished in 1964, although sections of what may have been the dye-house still remain to the east of the railway viaduct. Wallbridge House was the mill owner's house. It was rebuilt in about 1800, as a three-storey, ashlar-fronted house of five bays.

**AMENITIES:** Stroud is one of Gloucestershire's most popular market towns, situated at the convergence of the five valleys amongst the famous Cotswold countryside. A blend of rich industrial heritage and contemporary amenities. A bustling street market together with town centre shopping, pubs, restaurants and bistros are all within walking distance. There are first class schools catering for all grades and age groups. As well, there is an excellent bus service around the area. The M5 Motorway is also close by bringing the larger cities of Gloucester, Cheltenham and Bristol within easy commuting distance.

### COMMUNAL ENTRANCE

Timber front door under a tuscanpedimented porch, stairs leading to the upper floors, attractive features include a feature window and curved balustrade.

### ENTRANCE HALL

Access to ceiling storage and radiator.

### LIVING/DINING ROOM 4.86m (15'11") x 4.24m (13'11")

Two sash windows to front with timber shutters and storage under, sash window to side, high ceiling with ornate cornice and picture rails. Decorative fireplace with surround and mantle, two radiators and Oak flooring.

### KITCHEN 2.66m (8'9") x 1.41m (4'8")

Window to side. Stylish modern range of fitted wall and base units complemented with block edged work surface, inset Butlers style sink with mixer tap, tiled splash backs, fitted electric hob with oven under and filter hood over, space for fridge and plumbing for washer/dryer. Wall mounted Vaillant combination boiler.

### BEDROOM 2.84m (9'4") x 2.73m (8'11")

Window to rear with timber shutters, coving and radiator.

### SHOWER ROOM

Window to rear, suite comprising shower cubicle, low level W/C and wall mounted wash hand basin. Tiled splash backs, chrome heated towel rail, airing cupboard and tiled floor.

### OUTSIDE

Communal parking and gardens. The gardens are mainly laid to lawn.

### AGENTS NOTE

Tenure - Leasehold with share of freehold  
Lease length - 300 years from 22 December 1982  
Ground Rent - £Nil  
Maintenance charges - £65 Per Month

The building is Grade II Listed.

We recommend that these details are checked by your legal adviser as they could be subject to change.

### SELLING AGENT

Fine & Country  
17 George Street  
Stroud  
Gloucestershire  
GL5 3DP

01453 751661  
clive.brown@fineandcountry.com  
www.fineandcountry.com

### LOCAL AUTHORITY

Stroud District Council - Band A

### EPC

Exempt

### Local Authority

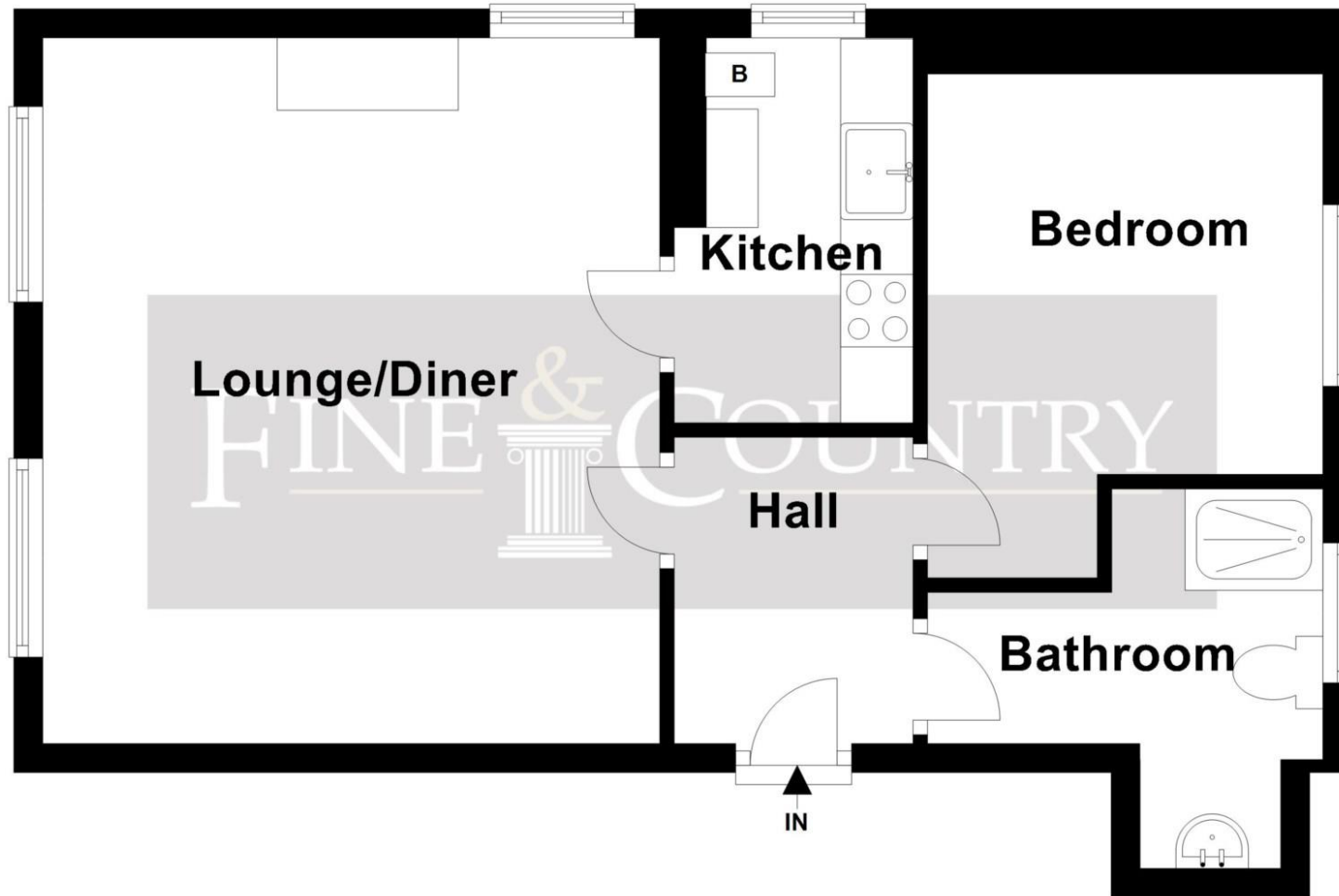
Stroud District Council - Band A

### Directions

For SAT NAV use: GL5 3JS

Leave Stroud via the A46 Bath Road heading in the direction of Nailsworth. Turn left immediately after the turning for the Kwick-Fit garage, indicated by our 'For Sale' board. Follow the driveway for a short distance where the building will be found on your right hand side.

# Ground Floor



Plans are to be used as a guide only and are not to scale.  
Plan produced using PlanUp.

**DISCLAIMER:** These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect to this property. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Floor plans are not to scale. Fine & Country / Sawyers Estate Agents cannot be responsible for any inaccuracy.



