

Wallbridge House

STROUD
GLOUCESTERSHIRE
GL5

A one double bedroom ground-floor
apartment within this charming
Grade II listed
converted Manor House.
High ceilings and character features.
Allocated parking and communal
gardens. No Chain
EPC Rating: Exempt



Guide price
£145,000

FINE & COUNTRY



Flat 1, Wallbridge House, Wallbridge, Stroud, Gloucestershire, GL5 3JS

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Fine & Country are delighted to present to the market this well-presented one double bedroom ground-floor apartment within this charming Grade II listed converted Manor House. The building is set on the edge of the town centre and is approached via an attractive tree lined driveway. Entered through a Tuscan pedimented 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, ornate cornice, modern kitchen, bathroom room and double bedroom. High ceilings and character features add to the charm of this apartment. Outside will be found the allocated parking and communal gardens. Ideal investment, first time buy or lock up and leave weekend retreat. 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 tuscan pedimented porch, stairs leading to the upper floors, attractive features include a feature window and curved balustrade.

Entrance Hall 1.21m (4'0") x 3.1m (10'2")

Door to communal hall and radiator.

Living/Dining Room 4.91m (16'1") x 4.27m (14'0")

Two sash windows to front with timber shutters, sash window to side, high ceiling with ornate cornice. Decorative fireplace surround with modern wall mounted electric heater, two radiators, television point, telephone point and door to kitchen.

Kitchen 2.27m (7'5") Min x 1.33m (4'4")

Sash window to side. Modern range of fitted wall and base units complemented with contrasting roll edged work surface, stainless steel single drainer sink with mixer tap, tiled splash backs, space for cooker with filter hood over, space for fridge and plumbing for washer/dryer.

Bedroom 4.28m (14'1") x 2.86m (9'5")

Double glazed timber window to rear, radiator and telephone point.

Bathroom 2.99m (9'10") x 1.46m (4'9")

Obscured window to rear, suite comprising bath with shower over, low level W/C and pedestal wash hand basin. Tiled splash backs, chrome heated towel rail and tiled floor. Wall mounted boiler.

Outside

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

Agents Note

Tenure - Leasehold with share of freehold

Remaining Lease length - 290 years. (As at 2021).

Ground Rent - £Nil.

Maintenance charges - £65 Per Month.

Management Company - Wallbridge House Management Company.

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

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Local Authority

Stroud District Council - Band A

EPC

Exempt

Local Authority

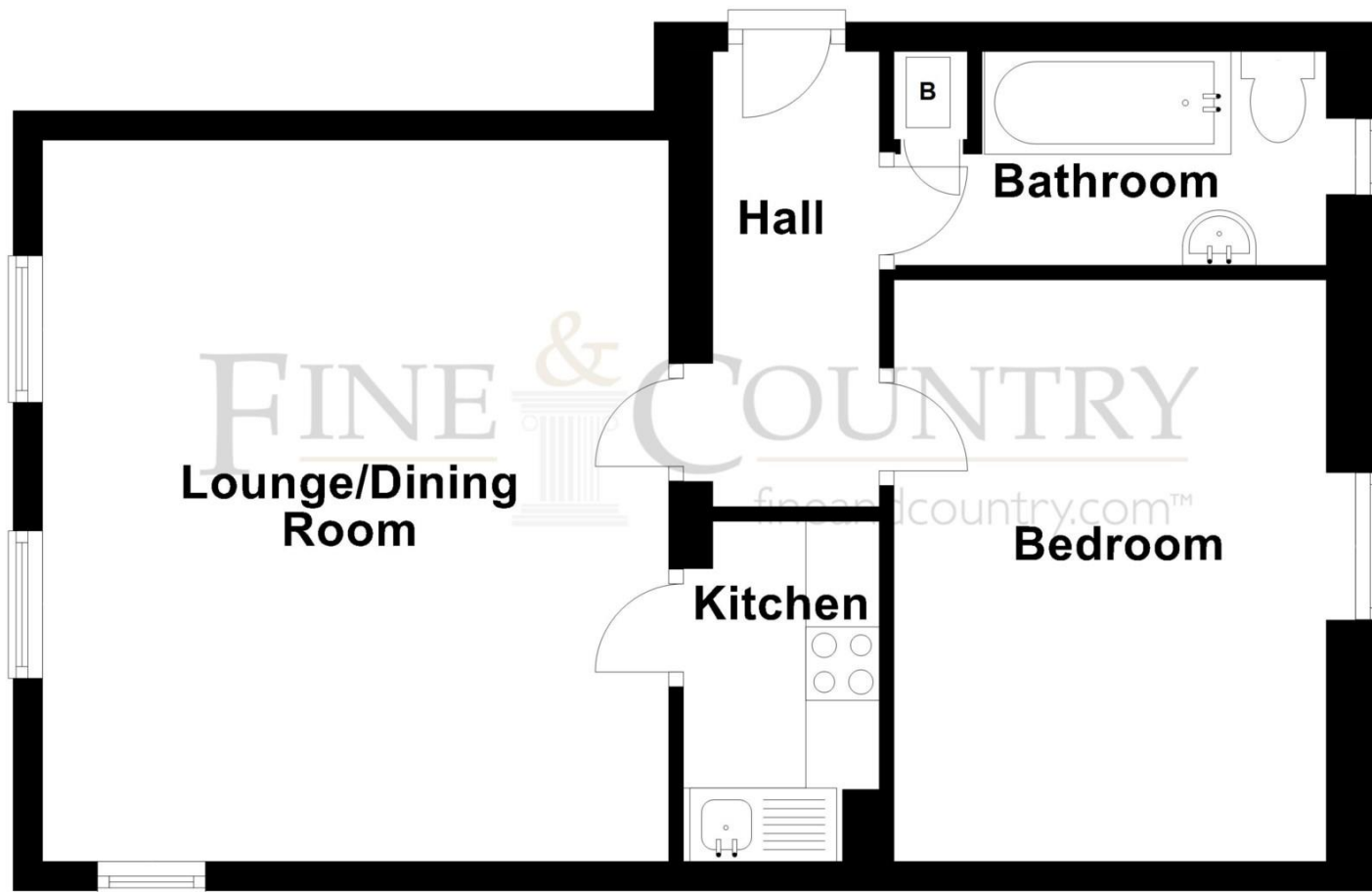
Stroud District Council - Band A

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.

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