



THE MOUNT, NAILSWORTH



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AN IMPOSING HOME  
THAT IS RICH IN HISTORY  
AND CHARACTER

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# THE MOUNT, CHURCH STREET, NAILSWORTH, GLOUCESTERSHIRE, GL6 0BP

AN IMPOSING GRADE II LISTED FAMILY HOME WITH ATTACHED COTTAGE,  
OCCUPYING A SUPERB CENTRAL LOCATION, SET IN 0.27 ACRES.

## *The property*

A handsome Grade II Listed home with an attached cottage occupying a much coveted position in the heart of Nailsworth, a thriving Cotswold town. Offered to the market for the first time in over 40 years, this imposing home provides generously proportioned accommodation that is rich in history and character. Dating back to the 18th Century with 19th Century additions, elegant features are in abundance throughout, including tall ceilings and sash windows which further enhance the feeling of light and space. A canopied entrance opens to a reception hall off which doors lead to the living space and a stunning staircase rises to the first floor. Stone steps lead down to a useful cellar that offers great potential. A beautiful drawing room overlooking the mature garden measures an impressive 24', sash windows and a door to the garden ensure the room is flooded with light, whilst a pretty fireplace with a reclaimed stone surround provides an attractive focal point to the room. A charming snug/study with a Cotswold stone fireplace offers a cosy alternative. These rooms are further

complimented by a large dining room with tiled floor (once the kitchen) and an attractive garden room. An extension now houses the kitchen, fitted with a comprehensive range of wall and base units and range cooker, a beautiful arched window affords wonderful wooded views. Adjacent to the kitchen and back door is a useful cloakroom. From a large landing area on the first floor doors radiate to three bedrooms and a family bathroom. Bedrooms one and two are particularly impressive owing in part to their size, outlook across Nailsworth and built in storage. Bedroom one also enjoys an ensuite facility. The family bathroom boasts a modern suite including a large shower enclosure with body jets and a separate bath. A connecting door leads to the attached cottage and a further staircase rises to the top floor. Two large attic bedrooms are positioned on the second floor, unlike many attic rooms these are not compromised by restricted head height. Both exhibit exposed A frame beams and exposed stone work, one boasts a fabulous view over Nailsworth and Watledge.

## ACCOMMODATION

### *Main house:*

*Reception Hall • Drawing Room • Snug/Study • Dining Room • Kitchen  
Garden Room • Cloakroom • 5 Bedrooms • Two Bath/Shower Rooms*

### *Cottage:*

*Open Plan Sitting Room/Dining Room/Kitchen  
Bedroom • Bathroom*

## *The Cottage*

Adjoining the main house is a delightful one bedrooms cottage. With connecting doors on both ground and first floor, this versatile accommodation can be incorporated into the main home or closed off to be used independently, offering ideal

accommodation for a relative, au pair or Air BnB. The ground floor is open plan, with a sitting/dining room and Cotswold stone fireplace to one end and a fully fitted kitchen to the other. A door provides access to the garden. A staircase rises to the first floor where a large double bedroom and bathroom are positioned. The cottages benefits from its own boiler.



## Situation

Nailsworth is a much-desired Cotswold market town offering a wide selection of shops, restaurants and facilities including the award-winning delicatessen & bakery, William's Food Hall and Hobbs bakery, as well as two supermarkets. The proximity of the A46 enables access to a number of major towns and routes including Bath and Bristol. Stroud, the principal urban centre locally, is where more extensive educational, shopping and leisure facilities are available including Stroud High and Marling Grammar schools and the weekly Farmer's market. There are variety of independent schools in the area including The Acorn School in Nailsworth, Beaudesert Park School on Minchinhampton Common and Wycliffe College in Stonehouse. A main line railway station offering direct services to London (Paddington) can be found at Stroud and Kemble Railway stations. Above Nailsworth, approx. 1 mile away, is the Minchinhampton Common, 600 acres of open common land which offers opportunities for walking and golf. Not far away you will find the entrance to the Woodchester National Trust Park with its 5 lakes and wooded walks. Nailsworth is also home to a professional football club, 'Forest Green Rovers' who are claimed to be first 'vegan' football club.

### **WITHIN EASY REACH...**

*Stroud 5 miles*

*Kemble Railway Station 13 miles*

*Cirencester 15 miles*

*Cheltenham 20 miles*

*All distances are approximate*





# Outside

Set in a total of 0.27 acres, a gated entrance opens to a gravelled driveway which provides parking for multiple vehicles. Gardens extend in the majority to north east and west of the property and having been landscaped and planted by the existing owners afford year round colour. Mature borders are planted with a variety of plants, trees and shrubs, including a beautiful Acer and Cherry Blossom tree. Areas of lawn offer space for children to play, whilst raised vegetable beds, a greenhouse and garden shed provide opportunity for the keen gardener. Two patio areas create options for alfresco dining. Although now lapsed, in 2005 the current vendors obtained planning permission to erect a double garage.

## OUTSIDE

*Enclosed Gated Driveway*

*Mature Gardens*

*Views*

*Total plot 0.27 Acres.*

RAISED VEGETABLE  
BEDS AND A  
GREENHOUSE  
PERFECT FOR THE  
KEEN GARDENER



## Useful Information

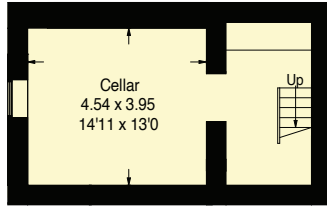
**Tenure:** Freehold.

**Postcode:** GL6 0BP.

**Viewing:** Strictly by appointment through Whitaker Seager.

**Fixtures and Fittings:** Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

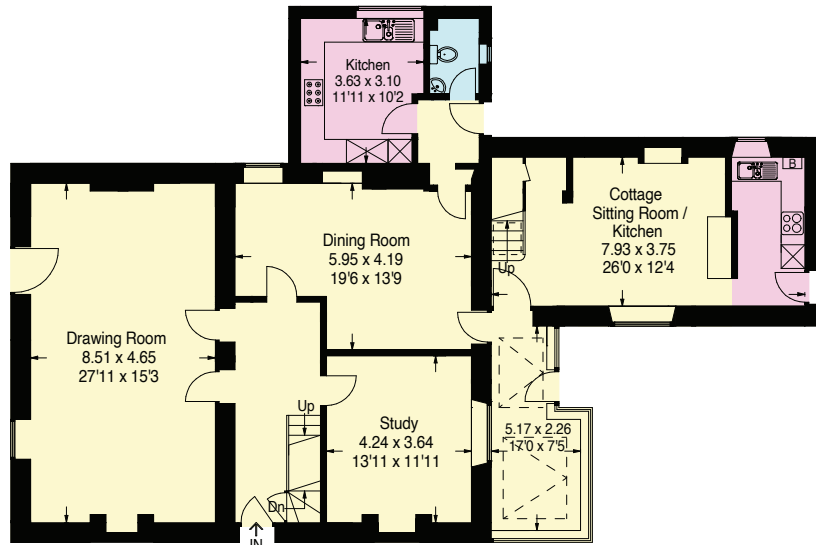
**Local Authorities:** Stroud District Council. Council Tax Band G.



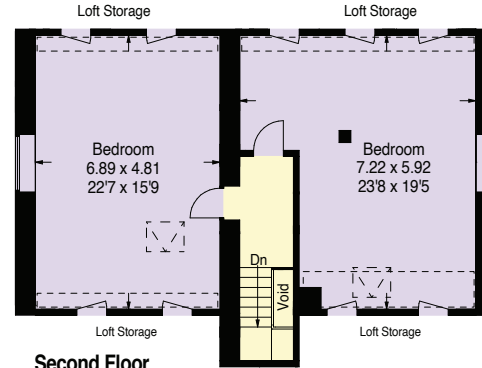
Cellar

## The Mount

Approximate Gross Internal Area (Including Void / Cottage)  
 366.5 sq m / 3945 sq ft  
 Cellar = 28.6 sq m / 308 sq ft  
 Total = 395.1 sq m / 4253 sq ft

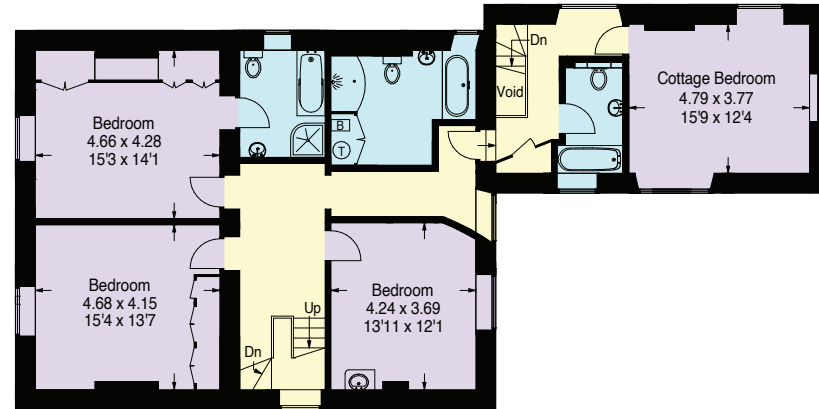


Ground Floor



Second Floor

--- = Reduced headroom  
 below 1.5 m / 5'0"



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
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WHITAKER  
 SEAGER  
 ESTATE AGENCY

Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.