

HUNTERS[®]

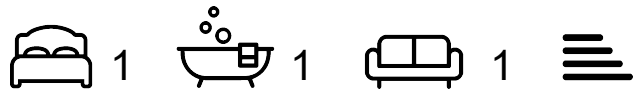
HERE TO GET *you* THERE



Longfords Mill

The Old Warehouse, Longfords Mill, Minchinhampton, Stroud, GL6 9LS

Asking Price £185,000



Council Tax: C



9 The Old Warehouse Longfords Mill

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Situation

Longfords Mill is an impressive Grade II listed mill building forming part of the protected and sought after Longford's Mill development. This unique tranquil setting combines the charm of historic architecture with the comfort of modern living. The development features a mix of interesting and characterful period conversions and cottage style properties, set within acres of beautifully maintained communal grounds incorporating parking and visitor parking. Located approximately 1 mile from Nailsworth, which has become an increasingly popular shopping destination within the Stroud Valleys, benefiting from a large and comprehensive selection of specialty shops including Williams Food Hall, the famous Hobbs House Bakery, various clothing and gift shops, several cafes and a good selection of very well regarded restaurants. In addition to this, the town benefits from three supermarkets and free parking. There are excellent state and private schools within the area, and Nailsworth is also home to Forest Green Rovers Football Club where there is a modern leisure/fitness centre. Bus services connect with Stroud, some 4 miles away, where there is a more comprehensive selection of shopping, educational and leisure facilities. Junctions of the M4 and M5 motorways are within easy reach and railway stations at Stroud (4 miles), Stonehouse (6 miles) and Kemble (10 miles) provide main line services to Gloucester, Swindon and London Paddington.

Communal Hallway

With staircase lead leading to the first floor.

Entrance Hall

Cupboard housing a power point and consumer unit, additional airing cupboard with hot water cylinder and shelves. Entry phone handset. Doors to.....

Living Room/Dining/Kitchen

A large bright room with large windows and tall ceilings. To the kitchen and a gloss white range of units with worktops over, spaces for an electric cooker, fridge freezer and dishwasher, single bowl sink, modern style extractor hood, large single glazed window. To the living room end a second single glazed window, electric oil filled radiator.

Bedroom

A double bedroom with an oil filled electric radiator, tall double glazed window, tall ceiling.

Bathroom

A white suite incorporating: A WC, pedestal wash basin, panelled bath with mixer tap and shower handset with additional shower and screen over. Electric heater, heated towel rail, extractor, shaver point.

Outside

Communal Gardens

The property has use of the beautiful 14 acres of communal gardens surrounding Longfords Mill. There is a variety of walks around the area as well as wildlife including ducks, rare species of birds, & deer. Gatcombe Water lake can also be found in the communal areas. There is also a small communal room that can be used within the development, there you can find a variety of games and a kitchen area.

Tel: 01453 764912

Parking & Visitor Parking

There is an allocated space seen in the main photograph (white car). There are other visitor spaces available.

Council Tax Band C

Leasehold/Service Charges

The property is leasehold. The lease is a 999 year lease from 2003.

The management charges are approx. £2,100 per year. This covers all the communal area cleaning & maintenance, communal gardening, window cleaning and building insurance.

Hunters Stroud Win GOLD Again

We're delighted to announce that Hunters Estate Agents Stroud has once again won the GOLD Award at the British Property Awards in 2025, making this our fourth win after previous successes in 2024, 2023 and 2021. This continued recognition reflects our commitment to delivering outstanding customer service and exceptional results for homeowners across Stroud and the surrounding areas. If you'd like to find out the value of your home and discover what sets us apart from our

competitors contact our award-winning team today on 01453 764912 / stroud@hunters.com and book your free, no-obligation valuation and experience the difference for yourself.

Social Media

Like and share our Facebook page (@HuntersStroud) & Instagram Page (@hunterseastroud) to see our new properties, useful tips and advice on selling/purchasing your home.



Road Map



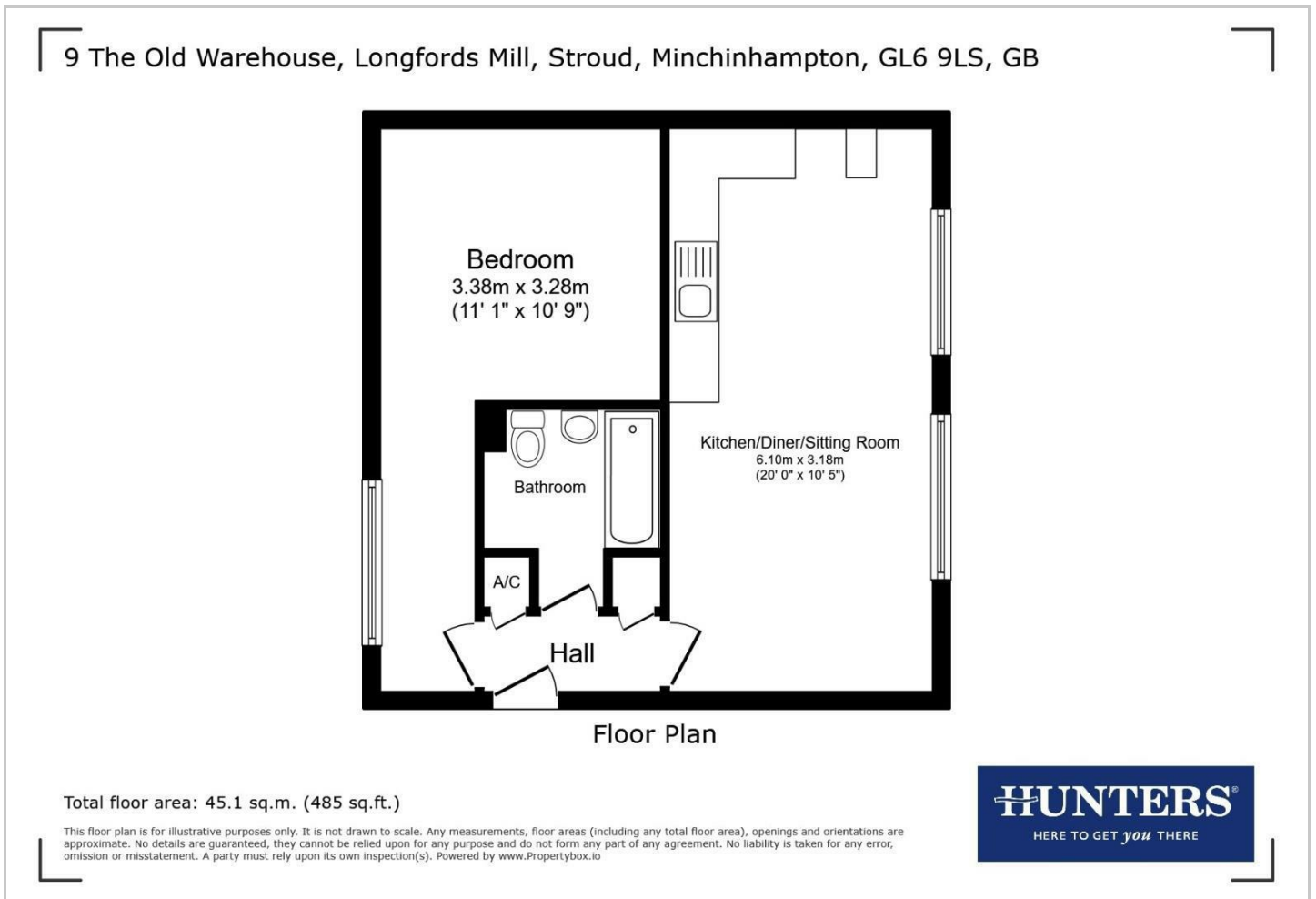
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Hunters Stroud Office on 01453 764912 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.