



SHARVELL PROPERTY

— THE COTSWOLD ESTATE AGENCY —



THE FORGE

Nymphsfield

The Forge, Nympsfield, GL10 3UR

An exceptional Grade II Listed barn conversion in the heart of the Cotswolds

Description

The Forge is a stunning Grade II Listed barn conversion on the edge of the fabulous Cotswold village of Nympsfield. Beautifully renovated, this delightful Cotswold home provides comfortable living spaces with an abundance of natural light throughout.

Much care and attention has been put into creating a comfortable and practical family home. The rooms are all well laid out with good ceiling heights and there is plenty of charm and character throughout with impressive exposed oak beams and wood floors. The house is superb for everyday living and equally for entertaining family and friends.

The generous entrance hall offers plenty of discreet storage and sets the tone to an inviting and welcoming home. The well-equipped kitchen is superbly bright and light with views over the courtyard and offers plenty of work top space, storage and bespoke units. The adjacent sitting room with its wood burner is a wonderful room in which to relax and unwind.

There are two bedrooms on the ground floor, both with en suite bath/ shower rooms.

The first floor comprises two further bedrooms and a bathroom. All the rooms are well proportioned and inviting.

Outside the rear garden, with stunning open countryside views, is predominantly laid to lawn with pretty hedging and herbaceous borders. The terrace is ideal for sundowners in the warmer months and is the perfect spot for relaxing with a good book on a sunny day. An outbuilding provides useful storage for garden tools.

To the front of the house, the open bays work beautifully as a covered terrace area and also offer plenty of storage for wood and garden furniture.

The courtyard driveway provides ample parking.

*Nailsworth 5 miles
Stroud 6 miles
Painswick 10 miles
Kemble Station 15 miles
(London Paddington 75 mins)
M4 (Junction 17) 16 miles*

All distances and times are approximate

Entrance hall • Kitchen/ breakfast room • Sitting room
4 Bedrooms • 3 Bathrooms • Terrace • Garden • Courtyard
Covered open bay terrace • Ample parking





Location

The Forge is superbly located and benefits from superb country living whilst being ideally placed on the edge of the village of Nympsfield. This vibrant hilltop village is home to the reputable Rose and Crown Inn, both Roman and Anglican churches and St Joseph's Catholic Primary School.

Nailsworth, 4 miles away, is a thriving little town with a vibrant community and a lovely selection of restaurants and cafes, including a delicatessen with a fishmonger, a bakery and fabulous boutique shops. The town is also home to a reputable farmer's market every fourth Saturday in the month.

The small Cotswold market town of Minchinhampton is only a short drive away and also has an excellent range of day to day shops including a general store, butcher, chemist, and Post Office. The Crown pub is a super spot to enjoy a well-deserved tipple after a long country walk.

Nearby Stroud is a spirited community, surrounded by rolling countryside and pretty Cotswold villages. The town is well served and

offers great amenities and travel connections.

Painswick, 9 miles away, often called The Queen of The Cotswolds, is a historic wool town which offers excellent restaurant choices, lovely artisan boutiques and cafes, and beautiful walks surrounding the village.

Sporting opportunities are abundant with nearby golf courses in Minchinhampton itself and Cirencester; bridle paths are plentiful; sailing and water sports can be enjoyed at the Cotswold Water Park.

The area offers a superb choice of schooling with an outstanding selection of state, grammar and private schools such as Beaudesert Park, Minchinhampton Primary School, Chalford Primary School, Marling, Stroud High, Westonbirt and Cheltenham Colleges to name but a few.

Communications in the area are excellent with high-speed internet and easy access to major hubs and international airports in the South West, the Midlands and London, via the M4 and M5 motorways and well-connected direct train services.

General Information

Tenure: Freehold. Grade II Listed.

Services: Mains electricity, water and drainage. Bio-mass central heating system.

Viewing: Strictly by appointment through Sharvell Property Ltd.

Postcode: GL10 3UR.

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, Stroud, Gloucestershire, GL5 4UB.

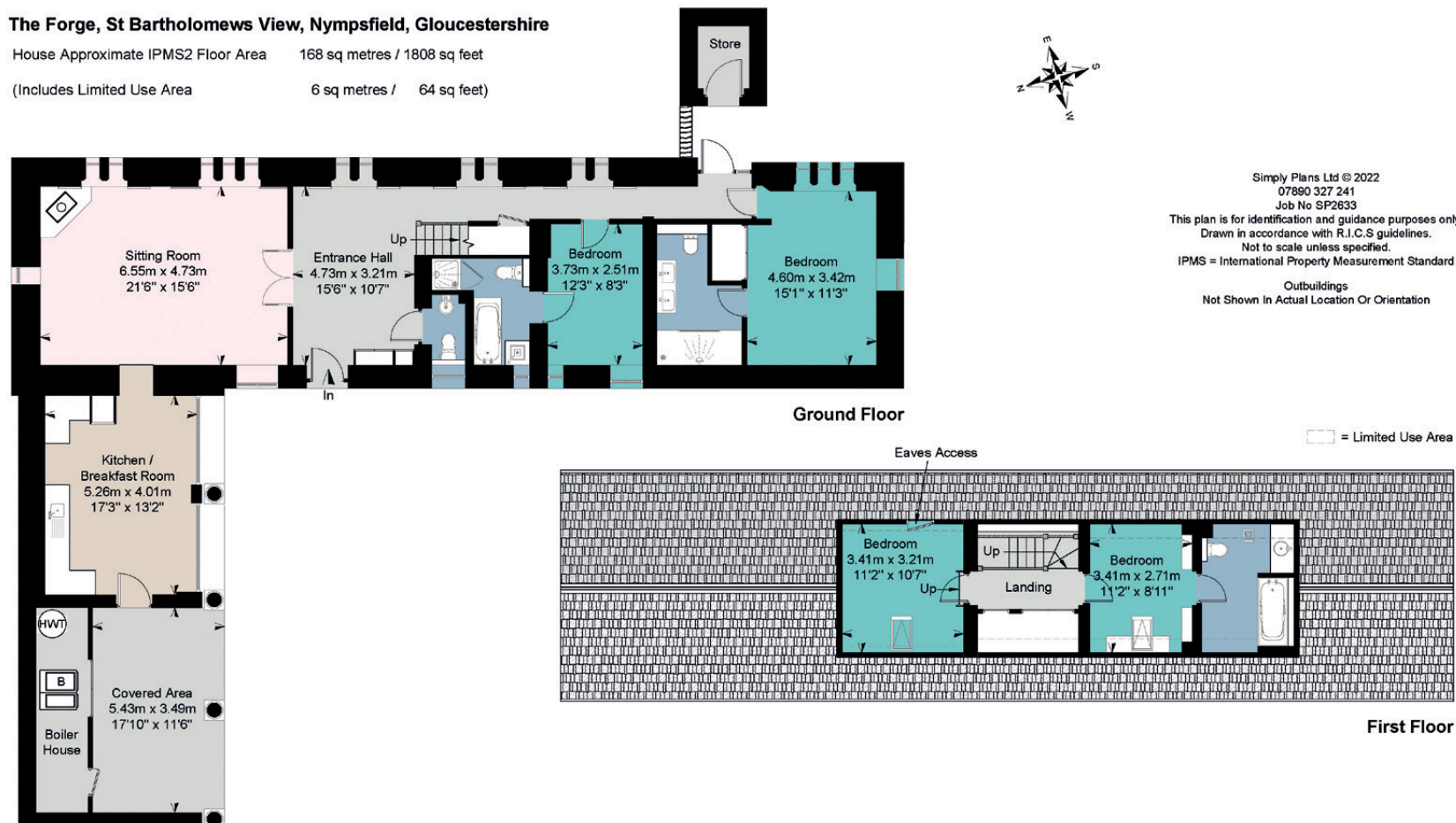
Tel: 01453 766321. Council Tax Band F.



The Forge, St Bartholomews View, Nympsfield, Gloucestershire

House Approximate IPMS2 Floor Area 168 sq metres / 1808 sq feet

(Includes Limited Use Area 6 sq metres / 64 sq feet)



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