



48 Long Street, Tetbury, Gloucestershire, GL8 8AQ

Beautiful Grade II listed property
Consent for change of use to residential
Wonderful character features
Private west-facing courtyard
Located in the heart of this desirable
Cotswold town
No onward chain



01666 840 886
jamespyle.co.uk



The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

Price Guide: £475,000

Approximately 1,186 sq.ft

‘A Grade II Listed period townhouse with much character and planning consent to convert to residential use, situated in the heart of the sought-after market town of Tetbury’



The Property

This very attractive Grade II listed former commercial property is primely situated within the heart of Tetbury on the thriving Long Street amongst the hustle and bustle of this desirable Cotswold town. This quintessential High Street property dates back to the late 17th/early 18th Century and could feature on a shortbread tin or a chocolate box. A particularly prominent and eye-catching property within the town, the Cotswold stone roof with its beautiful angles show off the stone gabled frontage complete with original Bath stone mullion arched windows. The property has gained consent for a change of use to residential and now lends itself to renovation and conversion into a two or three-bedroom dwelling. The accommodation reaches some 1,186 sq.ft. and has retained an abundance of

character including a large original stone working fireplace on the ground floor, original spiral staircase and vaulted beamed ceiling on the first. There is the benefit of a pleasant sized private courtyard garden to the rear enjoying a westerly aspect. The property has the advantage of mains gas connected.

Situation

Tetbury is a historic Cotswold market town with much of it dating back to the 17th and 18th Centuries. The town has a broad range of shops and amenities for everyday needs as well as a number of quality antique shops, excellent hotels, restaurants and cafes within the town centre. Further everyday needs include a large supermarket, hospital, surgeries and post office whilst there are also excellent schools catering for all ages. Voted by

Country Life magazine recently as the third most desirable town in the country, Tetbury is situated within an Area of Outstanding Natural Beauty and is surrounded by delightful Cotswold Countryside where there are ample opportunities for walking. There are bus routes to the local villages. Conveniently located less than half an hour from both the M4 and M5 motorway, Tetbury is within easy reach of Cirencester, Cheltenham, Bath, Bristol and Swindon. Close by is the beautiful Forest Commission run Westonbirt Arboretum and King Charles' Highgrove Estate. There is good access to nearby Kemble Railway Station which provides regular fast services to London and other regional centres.

Additional Information

The property is Freehold with mains gas, drainage, water and electricity. The property is located within the Cotswold Area of Outstanding Natural Beauty and a conservation area. Please check the Ofcom broadband and mobile checker website for speeds and coverage. Local authority: Cotswold District Council.

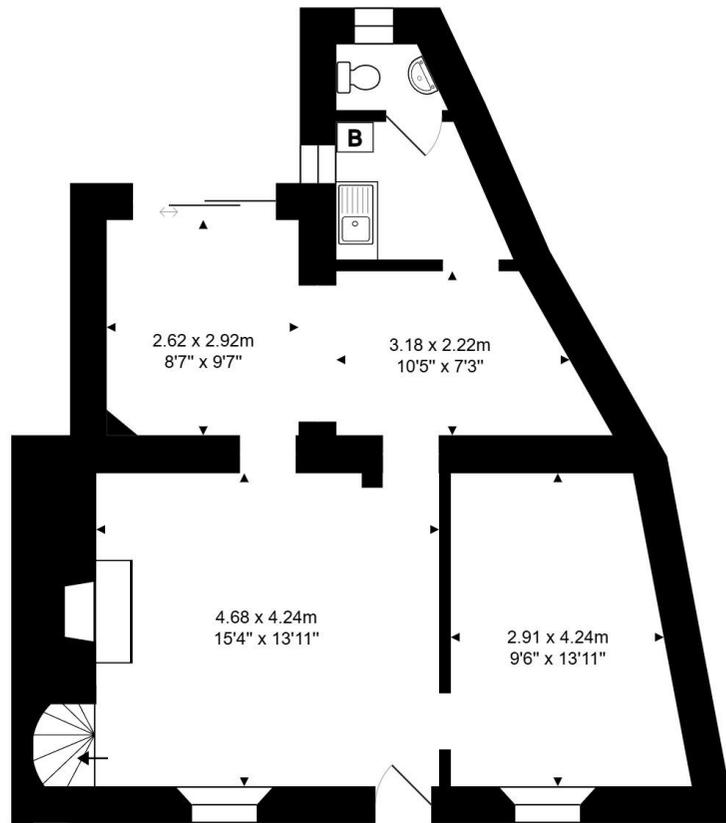
Directions

From the Market Place, the property is located heading north on Long Street on the left-hand side.

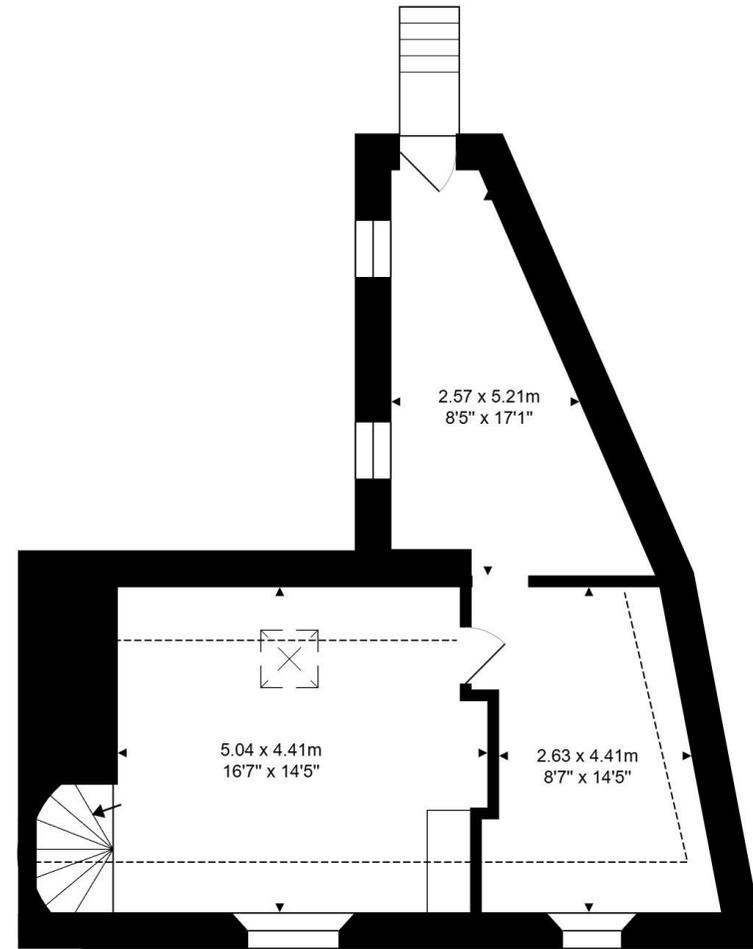
Postcode GL8 8AQ

What3words: ///pitchers.sapping.explores





Ground Floor



First Floor

Total Area: 110.2 m² ... 1186 ft²

All measurements are approximate and for display purposes only

James Pyle Holdings Ltd and any parties they are acting for hereby give notice that these details are for guidance only and cannot guarantee accuracy of any description, dimension, condition or any required permission for occupation and use. It is not company policy to test any services or appliances in properties offered for sale and these should be verified by the purchaser's solicitors. James Pyle Holdings Ltd will not be liable for any loss arising from the use of these details. No responsibility is taken for any errors, omissions or misstatements within these particulars. It should not be assumed that the property has all the necessary planning, building regulation or other consents. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. James Pyle & Co is a trading name of James Pyle Holdings Ltd, registered in England & Wales. Registered number 10927906

COTSWOLD & COUNTY (HEAD OFFICE)

The Barn, Swan Barton, Sherston SN16 0LJ

01666 840 886 or 01452 812 054

LONDON (ASSOCIATE OFFICE)

121 Park Lane, Mayfair W1k 7AG

0207 0791 577