



JAMES PYLE & Co.



Avon Cottage, 6 Gumstool Hill, Tetbury, Gloucestershire, GL8 8DG

Grade II Listed Cotswold stone townhouse
Requires renovation
Possible B&B facilities
Featuring a plethora of character
3 double bedrooms
3 bathrooms
2 reception rooms
Courtyard with outbuildings
Prime town centre position
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: £600,000

Approximately 1,267 sq.ft excluding outbuildings
and cellar



‘Set in the heart of this Cotswold market town at the top of the famous Gumstool Hill, a fantastic opportunity to renovate a Grade II listed townhouse with 3 double bedrooms and 3 bathrooms’

The Property

Avon Cottage is a Cotswold stone townhouse situated in the very heart of the sought-after market town of Tetbury, nestled at the top of the famous Gumstool Hill next to the market place. Grade II listed and believed to date back to the early 17th Century, the property is steeped in character showcasing leaded windows, exposed timber beams and stone fireplace. In modern times, the property has been a successful Bed & Breakfast taking advantage of the excellent town centre position. Today, the property requires refurbishment to restore it to its former glory offering fantastic potential.

The accommodation (1,267 sq.ft.) spans over three principal floors with an additional cellar level below. Accessed by a side passage, the ground floor layout includes an entrance hall, two reception rooms and a

timber fitted kitchen. The living of which features a magnificent open place. Across the first and second floors there are three double bedrooms all accompanied by generous built-in storage and a bathroom each.

An enclosed courtyard garden features characterful external stores. Parking is available immediately outside within the public carpark in front and there is unrestricted on street parking available on Gumstool Hill.

Situation

Tetbury is a thriving 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. 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 central heating, mains drainage, water and electricity. The property is located within the Cotswold Area of Outstanding Natural Beauty and a conservation area. Superfast broadband is available and there is mobile phone coverage. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Cotswold District Council Tax Band F.

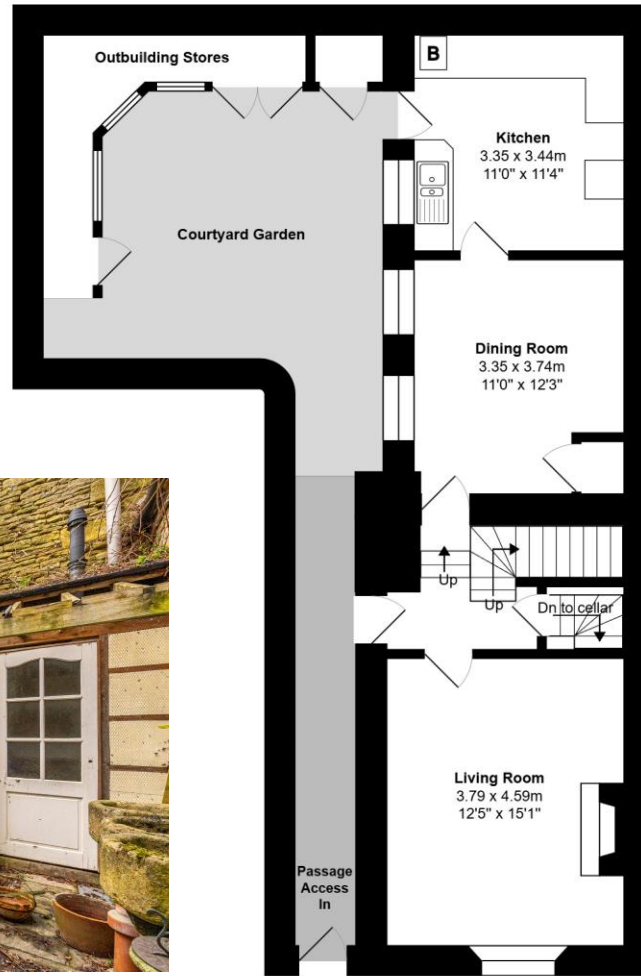
Directions

The property is located in the centre of Tetbury at the Market Place, head towards Malmesbury direction and turn immediately left onto Gumstool Hill. The property is found on the left hand side.

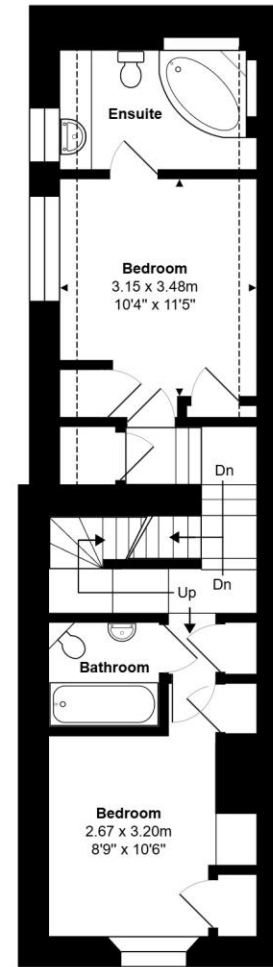
Postcode GL8 8DG

What3words: ///gears.womanly.movements

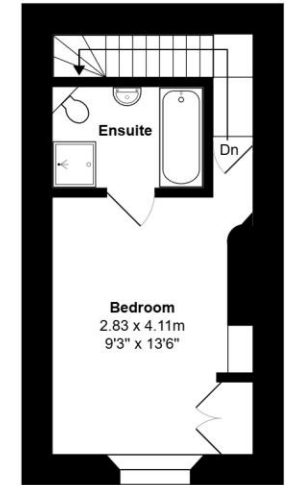




Ground Floor



First Floor



Second Floor



Total Area: 117.8 m² ... 1267 ft² (excluding outbuildings and courtyard garden)

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