



JAMES PYLE & Co.

safe  
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PLUMBING & HEATING ENGINEERS 502287

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



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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## Price Guide: £550,000

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.

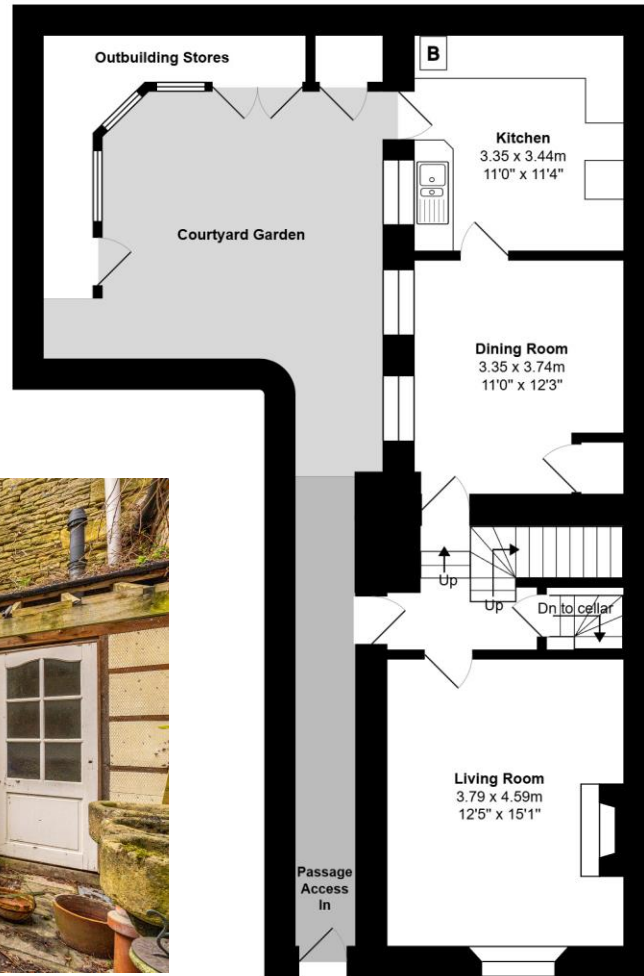
### Directions

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.

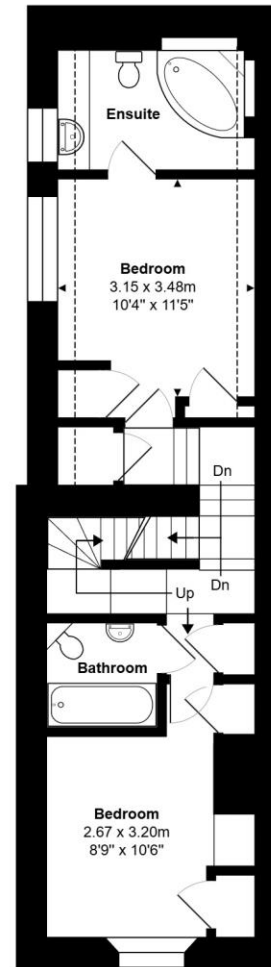
Postcode GL8 8DG

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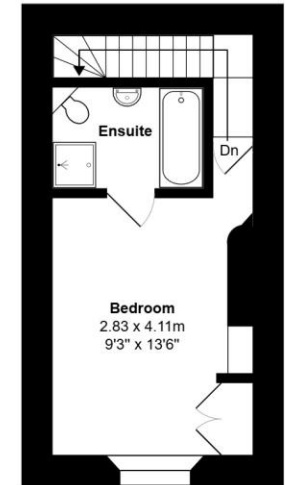




Ground Floor



First Floor



Second Floor



Total Area: 117.8 m<sup>2</sup> ... 1267 ft<sup>2</sup> (excluding outbuildings and courtyard garden)

All measurements are approximate and for display purposes only

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