

Church Street, Tetbury, Gloucestershire, GL8 8JG



Grade II listed business in the heart of Tetbury • Commercial on the ground floor currently run as a cafe • Courtyard garden • Spacious two bedroom apartment with plenty of period features • Potential to convert into two apartments if required • Freehold • Has been a thriving business for many years • No onward chain • EPC Grade II Listed

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Key Features



2
Bedrooms



2
Bathrooms



2
Receptions

About the property

An attractive Grade II listed Cotswold Stone town house, situated in the heart of the bustling town of Tetbury. Combining a thriving commercial business and accommodation above the potential for this building is enormous.

Approached into what is currently a coffee shop, this large space is divided into three areas, with a staircase leading to the first floor in the front part of the property. There is a large still area for the preparation of hot drinks, a fitted industrial kitchen, an office and access to the pretty courtyard outside.

The courtyard houses two sheds, one with a walk-in fridge the other housing two freezers. The courtyard is surrounded by dry stone walls and some gentle landscaping.

Upstairs the beautiful stone staircase leads to a characterful apartment which could easily be subdivided into two apartments. There is a large bathroom with a separate utility area with planned space for a washing machine and tumble drier.

Exposed stone walls in the sitting room are a beautiful feature with a feature fireplace and a large window overlooking the terrace at the rear, a fascinating one of its kind listed window overlooks a recently refurbished flat roof which is also a great sun trap. Upstairs there is a large bedroom with original beams and storage within the eaves.

In between the potentially two apartments is a small office, leading to a spacious kitchen with room for a table and chairs, a beautiful sitting room with period features, overlooking the front of the building. Staircases lead down to the ground floor and up to the second floor where there is a spacious bedroom and a shower room.

The business downstairs has been a cafe for a long time, this is currently being leased with a rolling lease, the tenants are planning to retire so this will be sold vacant.

Amenities

Tetbury, often referred to as the gateway to the Cotswolds, and once voted by Country Life magazine as the third most desirable town in the country, is a thriving historic Cotswold market town situated less than half an hour from both the M4 and M5 motorways and within easy reach of Cirencester, Cheltenham,

Bath, Bristol and Swindon. There is good access to Kemble Railway Station with regular Intercity services to London and other regional commercial centres.

Tetbury is well known for its royal houses, The Duchy of Cornwall owns Highgrove House, a home and garden beautifully transformed by His Majesty King Charles III and Gatcombe Park the home of The Princess Royal both of which are close by. Tetbury boasts an exciting range of shops including specialist boutiques, city standard delicatessens, the Highgrove Shop, two supermarkets and many fine antique shops. The town has an excellent variety of hotels, restaurants, cafes and brasseries offering a mouth-watering range of cuisine.

There is an excellent range of schools in the area including Westonbirt Preparatory and Senior Schools (3 – 18 years). There is also Beaudesert Park at Minchinhampton together with popular state primary and secondary schools in and around Tetbury.

A visit to the Tourist Information Office will provide you with a map of the area showing some of our local attractions including the world famous Westonbirt Arboretum, or the nearby Cotswold Water Park or perhaps the Abbey and Abbey House Gardens in Malmesbury.

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office.

This includes: Broadband speed and mobile phone signal, flood risk, and area information.

We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

Directions

The property is on the same street as the office, the commercial part is currently operating as Lynseys.

Services & Tenure

The tenure is Freehold. All mains services are connected.

Local Authority

Cotswold District Council

Council Tax Band: B

Our reference

TET/HP/RN/13022025

We'd love to hear from you

3 Church Street, Tetbury, Gloucestershire, GL8 8JG

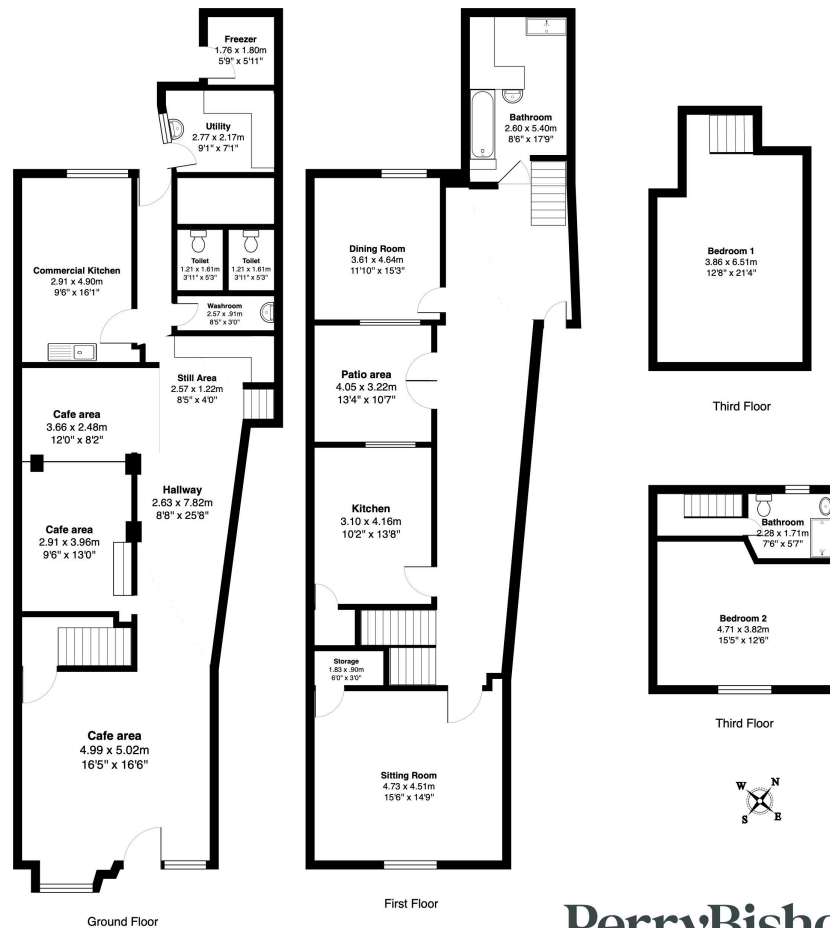
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Total Area: 274.0 m² ... 2949 ft²
 All measurements are approximate and for display purposes only

PerryBishop
 PROPERTY MADE PERSONAL

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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

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