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PROPERTY MADE PERSONAL



Lyncombe House, Silver Street, Tetbury, Gloucestershire, GL8 8DH

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Key Features



4
Bedrooms



2
Bathrooms



2
Receptions

- Stunning townhouse in the heart of Tetbury
- Beautiful contemporary kitchen-dining room
- Expansive sitting room with a wood burning stove
- Lifestyle living at its very best
- Four double bedrooms with built in storage
- Contemporary bathrooms
- Courtyard garden
- Parking for three cars at the front

About the property

Lyncombe House is a converted former Georgian woollen store, situated in the heart of Tetbury but with the added advantage of front courtyard parking for three cars.

This glorious home has been completely refurbished and has created a luxurious property with spacious accommodation.

Approached into entrance vestibule with plenty of room for storing and removing coats and shoes. The magnificent 35' long split level reception room has a wood burner at one end and room for a grand piano at the other. The ceilings are high and the perception is glamorous, with solid wooden flooring throughout, and stairs wind to the first floor.

There is a useful utility - downstairs cloakroom and a change of flooring to limestone tiles, with underfloor heating indicates the spacious kitchen - dining room. This light filled room is elegant with bespoke bookcases lining one wall and plenty of room for entertaining. A useful breakfast bar with black granite worksurfaces compliments with the contemporary feel of the kitchen. Here there are an excellent range of cupboards and drawers, built in appliances and a feature wine rack.

At first floor level the galleried landing has access onto a delightful roof garden, completely private with views towards the Church. There are two double bedrooms, both with bespoke built in storage and a luxurious bathroom on this floor with a staircase leading up to the second floor with two further double bedrooms, again with bespoke storage and a contemporary bathroom in between.

The cobbled courtyard at the front of the house has double wrought iron gates opening to provide three parking spaces, and in one corner is a useful stone built tool shed, a bespoke wooden shed and recycling storage. The house has the benefit of gas fired radiator central heating with a condensing boiler, Georgian style double glazed windows, TV points in every room and provides a most interesting and comfortable town centre lifestyle.

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.

Broadband and Mobile Coverage

For an indication of specific broadband and mobile speed and supply or coverage in the area we recommend the Broadband and mobile coverage checker - Ofcom.

Directions

From our office in Church Street, take the third exit at the roundabout into Market Place, follow the road into Silver Street where the property can be found on the right hand side.

What3Words- bounding.inform.twig

Services & Tenure

The tenure is Freehold.

Local Authority

Cotswold District Council

Council Tax Band- F

Our reference

TET/HP/MS/03072024

We'd love to hear from you

3 Church Street, Tetbury, Gloucestershire, GL8 8JG

T: 01666 504418

E: tetbury@perrybishop.co.uk

what the owner said

"A handsome looking house in the old part of Tetbury. Conveniently situated with the benefit of much sought after parking on site, and pretty low maintenance terrace."









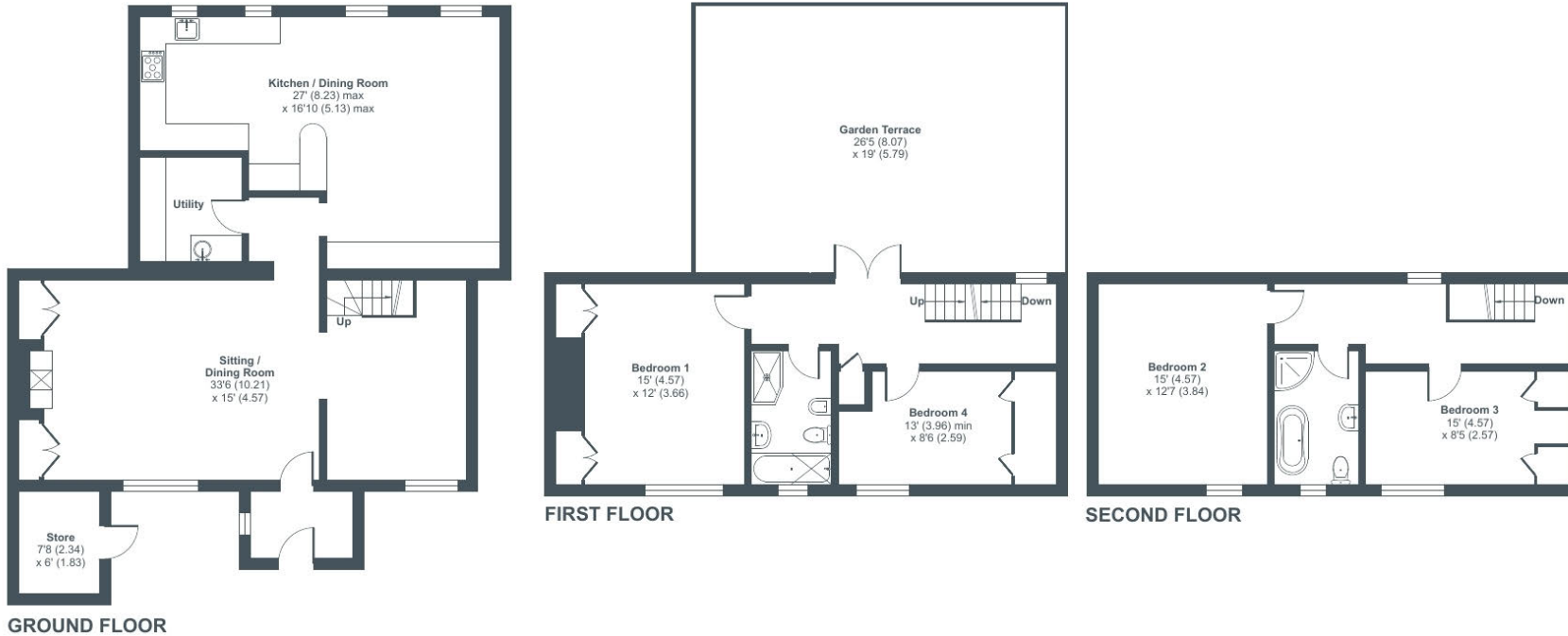
Silver Street, Tetbury, GL8

Approximate Area = 2022 sq ft / 204.5 sq m

Store = 46 sq ft / 4.2 sq m

Total = 2248 sq ft / 208.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Perry Bishop. REF: 1157845





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